

## Abstract

### **FINANCIALS**

Sale Price:	\$185,000 (including inventory & FF&E)
Owner Financing:	TBD
Leasehold Cost:	\$147,600
Equipment Cost:	\$21,000
Utilities Cost:	\$400
Investment to Date:	\$200,000
Cost to Build New:	\$300,000 to \$500,000 (includes Inventory, FF&E, Terms, etc...)
Gross Sales:	\$148K for 2010 YTD (\$371K in 2009 and \$301K in 2008)
Cash Flow:	2009 = \$93,565 (Owners Compensation \$66,735 plus SDE \$26,830 )
Inventory:	\$100,000 to \$200,000 varies month-to-month (included in sale price – owner and purchaser to mutually agree on terms)

### **LEASE**

Deposit:	\$4,100 (1 month's rent)
Square Footage:	3,300 Sq Ft (including a stock room)
Monthly Rent:	\$4,100 /mo
NNN Cost:	None
First Terms Years Left:	Expires 4/1/2011 with renewal options
Option:	3-5yrs
CPI %:	2-3%
Guarantee:	Personal

### **OPERATIONS**

Hours of Operation:	M-Sa 10am-5pm (Thurs till 7pm), Sun 12pm-4pm
# of Employees:	9 PT (each work anywhere from 60 to 90 hours per month)
Owner's Salary:	\$50,000 to \$70,000
Manager's Cost:	N/A
Owners Hours (weekly):	Varies based on season; Jan-Sept approx 20 hrs/wk, Oct-Dec approx 35+ hrs/wk
Total Monthly Payroll Cost:	\$2,200 to \$8,000 varies based on retail seasons
Year Established:	1990
Year purchased by Current Owner:	2008
Parking:	Street Parking and Parking Lot in Back

### **OTHER INFORMATION**

Business Type:	Retail Store
Business Description:	Local Upscale Gift Boutique
Franchise (Y/N):	No
Entity (Corp, Sole, LLC):	LLC
Web Site (Yes/No):	Outstanding! (web address will be disclosed after non-disclosure is signed)
Social Media Outlets:	Facebook, Twitter, Blog Spot, and multiple Networking Groups
Financial Verifications Available:	Yes
Reason for Sale:	Seller wants to have more time for family
Growth Potential/Upsides:	Multiple opportunities to continue growing this business