



PREFERRED BROKERAGE

DREB

BUSINESS ADVISORY TEAM

© Denver Real Estate Brokers Ltd.

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LQ22GD

Montezuma County, CO
Business + Real Estate



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What our clients say...

"DREB Staff was knowledgeable, Attentive, responsive, courteous, and provided friendly guidance through the buying process of our first retail liquor store. I have called on them for advice after the sale. They have been very helpful and informative."

Greg & Barbara Pitman
Bruin Spirits, Parker CO

"Purchasing my first business was stressful, however Rohit and his team provided guidance, support and knowledge. Making the purchase and closing extremely smooth with few if any setbacks. The network of bankers, lawyers and other contacts were also invaluable and time saving."

Ty Young
Willow Creek Wine & Spirits, Centennial CO

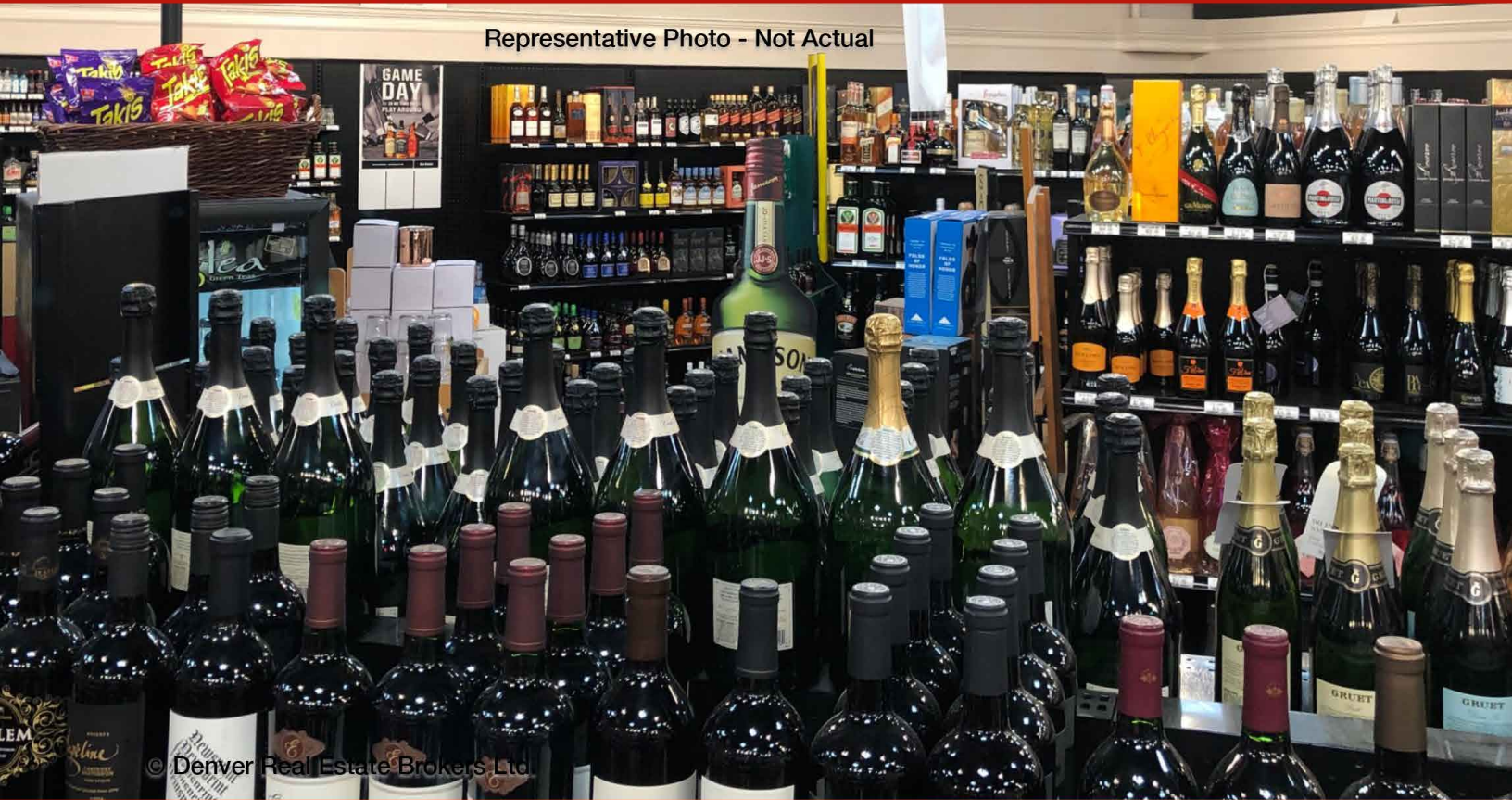
"DREB was "wonderful to work with! Professional, knowledgeable, generous with their advice. A great team!"

Shawn Rossi
Bonnie Brae Wine & Liquor-mart, Denver CO

"The whole team at DREB is very professional, prompt & go-getters, they are prompt on getting things done & true to their word. Very happy with their deliverance on/of services!"

Vinck & Sanju Beri
Fox Creek Liquors, Longmont CO

Representative Photo - Not Actual



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Business Financial Information

Contract Price: \$ 1,775,000

Inventory at cost: \$ 350,000

Total Funds Required: \$ 2,125,000

Down Payment (Cash) \$ 431,500

SBA Financing \$ 1,693,500

*Down payment requirement will vary depending on Buyer's prior retail business experience.

- Real Estate included in sale
- High margins
- Ample parking
- Established over 40 years ago
- Non grocery anchored
- Easy to run
- Great neighborhood, easy access
- SBA financing available



	Annual	Monthly
GROSS SALES	2,268,000	189,000
Less Sales Tax Paid	(168,000)	(14,000)
= Gross Sales Net of S.Tax	2,100,000	175,000
Less Cost of Sales	(1,533,000)	(127,750)
		0
= GROSS PROFIT	567,000	47,250
OPERATING EXPENSES		
Wages - Employees	100,000	8,333
Utility	14,000	1,167
Telephone & Internet	2,400	200
Bank	2,000	167
Insurance	5,000	417
Accounting & Legal	2,500	208
Supplies	3,000	250
Repairs + Misc. Expenses	3,000	250
Licensing, subscriptions	2,000	167
Merchant Acc Fees	39,000	3,250
Property Expenses (Mortgage, RE Tax, CAM)	107,300	8,942
Total Operating Expenses	(280,200)	(23,350)
Net Profit	286,800	23,900
Debt Service**	(102,197)	(\$8,516.45)
Net Cash Flow	184,603	15,384
Purchase Price		
Purchase Price	\$675,000	
Add Inventory	\$350,000	
Total Price	\$1,025,000	
Total Funds Required		
Building Price	\$1,100,000	
Total Funds Required	\$2,125,000	
Down Payment		
Down Payment	\$431,500	
SBA Financing		
SBA Financing	\$1,693,500	

NOTE: The Pro Forma Statement was prepared from data received from the Seller including other sources of information and is for preliminary discussion purposes only. Buyer bears all responsibility to review all other sources of information including Tax Returns, Financial Statements and other forms of due diligence before making a decision to purchase the business and/or real estate property.



Building Price		1100000
Downpayment	▼	\$165,000
SBA Finance	▼	\$935,000
Total Debt Service Payment (P&I)		90,000/ p.a
Building Cash Expenses	p.a.	
Insurance		\$6,000
Property Tax		\$9,000
Snow Removal		\$400
Landscape		\$400
Misc		\$1,500
Total Building Debt Service		\$90,000
Total Building Expenses		\$107,300

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