



DREB

BUSINESS ADVISORY TEAM

© Denver Real Estate Brokers Ltd.

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LQ15PM

Mesa County, CO



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Broker / Owner

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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
Colorado Liquors, 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



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Financial Information

Contract Price: \$ 425,000

Inventory at cost: \$ 175,000

Total Funds Required: \$ 600,000

Down Payment (Cash) \$ 162,000

SBA Financing \$ 438,000

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

- Store sales growing year-on-year
- Central location, limited competition
- No grocery anchor
- Easy to run operation
- SBA financing available



	Annual	Monthly
GROSS SALES	1,512,000	126,000
Less Sales Tax Paid	(112,000)	(9,333)
= Gross Sales Net of S.Tax	1,400,000	116,667
Less Cost of Sales	(1,064,000)	(88,667)
Lotto Commission	0	0
= GROSS PROFIT	336,000	28,000
	24.00%	
OPERATING EXPENSES		
Wages - Employees	70,000	5,833
Utility	14,500	1,208
Advertising	1,100	92
Telephone & Internet	2,500	208
Bank	900	75
Insurance	5,000	417
Accounting & Legal	2,400	200
Supplies	2,000	167
Repairs + Misc. Expenses	3,000	250
Licensing	2,000	167
Merchant Acc Fees	28,000	2,333
Rent Including CAM	29,000	2,417
Total Operating Expenses	(160,400)	(13,367)
Net Profit	175,600	14,633
Debt Service**	(69,458)	(\$5,788.20)
Net Cash Flow	106,142	8,845

Purchase Price		425,000
Add Inventory		175,000
Total Price		600,000

Cash Down (27%)		162,000
Bank Finance (73%)		438,000

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.

