



DREB

BUSINESS ADVISORY TEAM

© Denver Real Estate Brokers Ltd.

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LQ153A

Arvada, CO



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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 (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!"

Vivek & Sanju Beri
Fox Creek Liquors, Longmont CO



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Financial Information

Contract Price:	\$ 400,000
Inventory at cost:	\$ 200,000
Total Funds Required:	\$ 430,000

Down Payment (Cash)	\$ 160,000
SBA Financing	\$ 440,000

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

- Ample Parking
- Great Margins
- Family owned, great started store
- Great neighborhood
- High end demographics
- Future anchor acquisition candidate



	Annual	Monthly
GROSS SALES	1,627,500	135,625
Less Sales Tax Paid	-127,500	-10,625
= Gross Sales Net of S.Tax	1,500,000	125,000
Less Cost of Sales	-1,080,000	-90,000
= GROSS PROFIT	420,000	35,000
	28.00%	
OPERATING EXPENSES		
Wages - Employees	120,000 *	10,000
Utility	9,500	792
Telephone	2,400	200
Credit Card Charges	34,000	2,833
Insurance	5,500	458
Accounting & Legal	2,400	200
Supplies	2,000	167
Repairs	2,000	167
Misc.	2,500	208
Security	300	25
Rent	84,000	7,000
Total Operating Expenses	(264,600)	(22,050)
Net Profit	155,400	12,950
Debt Service**	(66,581)	(5,548)
Net Cash Flow	88,819	7,402

Purchase Price		400,000
Add Inventory		200,000
Total Price		600,000

Cash Down	27%	162,000
Seller Carry	0%	0
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.

