

## Business Overview FOR SALE

**Ref No:** 9082

**Printed:** 30-11-09

### Confidential Business Profile

**Address:** SOUTH-EAST QUEENSLAND

**Business Activity:** COMMERCIAL CHEMICAL MANUFACTURER

**Business Age:** 21 **years** **Period Owned By Present Owner:** 4 **years**

**Reason For Selling:** WANTS TO EXPAND OTHER BUSINESS INTERESTS IN MAROOCHYDORE

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
<b>Approx total price inc stock:</b>	\$ 950,000	<b>Opening Hours:</b>	8AM TO 5PM MON - FRI 8:30AM TO 12:30PM SAT (SEPT TO MARCH)
<b>Yearly Turnover</b>	\$ 1,029,756	<b>Owner Working Hours:</b>	35
<b>Gross Profit:</b>	\$ 540,488	<b>Partner Working Hours:</b>	0
<b>Adjusted Net:*</b>	\$ 167,999	<b>Trading Days Per Week:</b>	5.5
<b>Approximate Stock Value:</b>	\$ 230,000	<b>Staffing: Casual:</b>	4
<b>Fixt/Fittings - Plant&amp;Equip:</b>	\$ 280,000	<b>Weekly Wage Bill:</b>	\$ 4,388
		<b>Permanent:</b>	3

**Main Specialty:** COMMERCIAL CLEANING CHEMICALS, SWIMMING POOL SUPPLIES, SPAS AND SAUNAS

**Business is Better Because:** WIDE PRODUCT RANGE WITH EXCELLENT BRANDING  
AND BUSINESS HOLDS A NATIONAL SPA AND SAUNA AGENCY

**Main Location Advantages are:** CENTRAL LOCATION TO SERVICE SOUTHEAST QUEENSLAND

OCCUPANCY DETAILS	LEASE DETAILS
<b>Shop/Shed Area:</b> APPROX 577 <b>sqm</b>	24 <b>months remaining on first term.</b>
<b>Construction:</b> CORRUGATED IRON	<b>Future Options are:</b>
<b>Age:</b> APPROX 19 <b>years</b>	<b>Stamped and Registered:</b> YES
<b>General Condition:</b> GOOD	<b>Monthly Rental:</b> \$ 3596 plus GST
<b>Residence Adjoining:</b> NO	<b>Special Conditions:</b> OUTGOINGS APPROX \$6000 p.a.

**General Notes:**

FULLY LICENSED FOR MANUFACTURE AND HANDLING OF CHEMICALS AND POISONS

**The Major Selling Points Of This Business Are:**

HIGHLY PROFITABLE BUSINESS	UNLIMITED MARKET
EASILY OPERATED UNDER MANAGEMENT	VIRTUALLY NO BAD DEBTS
TOP QUALITY PRODUCTS	LARGE CUSTOMER BASE
HIGH VOLUME CONSUMABLE ITEMS	VERY STRONG BRANDING
DIFFICULT INDUSTRY TO START UP WITHOUT FORMULAS	FORMULAS AND REGISTERED BRANDS INCLUDED

\*1. The above Adjusted Net assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Vendor. A Purchaser investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.

\*2. In the event that the financial information held on the file is for a period less than a full twelve months the Financial Details shown above are annualized using a simple time basis. i.e. 9 months figures would be multiplied by 12/9 to obtain an annualized result.

\*3. The Operational Details shown above are that which have been provided to us by the Vendors as the current operating situation within the business and may differ with the historical financial figures presented.