

Business Overview FOR SALE

Ref No: 9108

Printed: 21-07-08

Confidential Business Profile

Address: SUNSHINE COAST QUEENSLAND

Business Activity: MAJOR OPAL TOURIST ATTRACTION

Business Age: 23 years **Period Owned By Present Owner:** 23 years

Reason For Selling: OWNER RETIRING

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
Approx total price inc stock:	\$ 870,000	Opening Hours:	9AM TO 5PM MON TO SUN
Yearly Turnover:	\$ 928,623	Owner Working Hours:	0
Gross Profit:	\$ 534,646	Partner Working Hours:	6
Adjusted Net:*	\$ 241,003	Trading Days Per Week:	7
Approximate Stock Value:	\$ 275,000	Staffing: Casual:	5
Fixt/Fittings & Plant/Equip:	\$ 215,000	Weekly Wage Bill:	\$ 3,523
		Permanent:	3

Main Specialty: TOTAL OPAL EXPERIENCE FOR TOURISTS

Business is Better Because: NO LOCAL COMPETITION AND ONE OF AUSTRALIAS BEST 'OPAL EXPERIENCES'

Main Location Advantages are: ON THE BRUCE HIGHWAY VERY CLOSE TO AUSSIE WORLD

OCCUPANCY DETAILS	LEASE DETAILS
Shop/Shed Area: APPROX 269 sqm	36 months remaining on the present term.
Construction: BLOCK/IRON ROOF	Future Options are: 3 + 3 YEARS
Age: 23 years	Stamped and Registered:
General Condition: EXCELLENT	Monthly Rental: \$ 4,108 PLUS \$4,000pa OUTGOINGS
Residence Adjoining: YES - AVAIL ON REQ.	Special Conditions:

General Notes:

THE VENDOR WOULD CONSIDER SELLING THE FREEHOLD FOR \$1,200,000

The Major Selling Points Of This Business Are:

A LOCAL ICON FOR MANY YEARS

EXCELLENT REPUTATION

PURPOSE BUILT FACILITY

HIGH GROSS AND NET PROFITS

HIGHLY VISIBLE WITH HIGHWAY EXPOSURE

UNBEATABLE LOCATION

VERY 'AUSTRALIAN' TOURIST ATTRACTION

GOOD STAFF AND MANAGEMENT STRUCTURE

WELL ESTABLISHED WEB SITE GENERATING STRONG INQUIRY

ENJOY THE SUNSHINE COAST LIFESTYLE

*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.