

Business Overview FOR SALE

Ref No: 9118

Printed: 28-10-08

Confidential Business Profile

Address: NOOSA REGION

Business Activity: BUTCHERY

Business Age: 11 years **Period Owned By Present Owner:** 7.5 years

Reason For Selling: STARTING NEW TRAINING COMPANY

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
Approx total price inc stock:	\$ 175,000	Opening Hours:	7AM TO 5:30PM Mon-Fri, 7AM to 1:30PM Sat
Yearly Turnover:	\$ 793,867	Owner Working Hours:	60
Gross Profit:	\$ 279,792	Partner Working Hours:	16
Adjusted Net:*	\$ 122,960	Trading Days Per Week:	5.5
Approximate Stock Value:	\$ 15,000	Staffing: Casual:	2
Fixt/Fittings & Plant/Equip:	\$ 110,000	Weekly Wage Bill:	\$ 1700
		Permanent:	2

Main Specialty: WIDE SELECTION OF QUALITY MEATS AND PRE-PREPARED GOURMET ITEMS

Business is Better Because: IT CATERS FOR THE WHOLE FAMILY NEEDS INCLUDING VEGETARIAN

Main Location Advantages are: IN FAST GROWING PART OF NOOSA SHIRE

OCCUPANCY DETAILS	LEASE DETAILS
Shop/Shed Area: APPROX 74 sqm	7 months remaining on the present term.
Construction: CONCRETE/IRON ROOF	Future Options are: 3+3 YEARS
Age: 11 years	Stamped and Registered:
General Condition: EXCELLENT	Monthly Rental: \$ 2817.12 NET INCL. O/GOINGS
Residence Adjoining: NO	Special Conditions:

General Notes:

EXCEPTIONALLY STRONG BUSINESS IDEALLY SUITED FOR A HUSBAND/WIFE TEAM

The Major Selling Points Of This Business Are:

HUGE CASH TURNOVER WITH NO ACCOUNTS

HIGHLY PROFITABLE

SOLID GROWTH OVER MANY YEARS

NO COMPETITION IN LOCAL AREA

BEAUTIFULLY WOODED SURROUNDS

GREAT LOCATION CLOSE TO SCHOOLS

STRONG SUPPORT FROM THE LOCALS

VERY GOOD STAFF AND EASY TO MANAGE

FAST GROWING POPULATION

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.