

BUSINESS OVERVIEW

 Ref. No: **9125**

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 Business Location: **SUNSHINE COAST**

 Business Activity: **TIMBER AND HARDWARE SUPPLIES**

 Business Age **25 Years** Period Owned By Present Owners: **2 Years**

 Reason For Selling: **TO MANUFACTURE A NEW PATENTED PRODUCT**

FINANCIAL DETAILS* ¹		OPERATIONAL DETAILS* ³		STAFFING	
Approx Total Price Incl. Stock: \$	995,000	Opening Hours:	7AM TO 4:30PM MON TO FRI		
Yearly Turnover:	\$ 1,905,694		8:30AM TO 12 NOON SAT - CLOSED SUNDAYS		
Gross Profit:	\$ 592,612	Owner Working Hours P/W:	45		
Adjusted Net Profit* ²	\$ 298,768	Partner Working Hours P/W:	0		Casuals: 0
Approximate Stock Value:	\$ 100,000	Trading Days Per Week:	5.5		Permanents: 3
Fixt/Fittings & Plant/Equipment: \$	180,000	Weekly Wage Bill (Gross):	\$2,440		Perm. Part Time: 0

 Main Speciality Of Business: **QUALITY TIMBER AND HARDWARE PRODUCTS**

 Business Better Because: **IDEALLY POSITIONED TO OFFER TOP SERVICE**

 Main Location Advantages: **CENTRAL TO A HUGE AND DEVELOPING MARKET AREA**

OCCUPANCY DETAILS		LEASE DETAILS	
Shop/Shed Area:	100 Sq. Meters	36	Months Remaining On Present Term
Construction:	TIMBER/IRON	Future Options:	5 YEARS
Building Age (Approx):	25 Years	Stamped & Registered:	YES
General Condition:	EXCELLENT	Monthly Rental (Net):	6,866.36 Outgoings: ????? Per Yr
Residence Adjoining:	No	Basis Of Increases:	CPI, BUT LIMITED TO MAX OF 3%

GENERAL NOTES

ALTHOUGH THE SELLER ATTENDS THE BUSINESS 45 HOURS PER WEEK, HE SPENDS MUCH TIME ON OTHER PROJECTS AND SPENDS LITTLE TIME WORKING IN THIS BUSINESS ITSELF

THE MAJOR SELLING POINTS OF THIS BUSINESS

HIGHLY PROFITABLE	EXCELLENT STAFF AND EASY TO MANAGE
PERFECT BUSINESS FOR SEMI RETIRED BUILDER	RUN PARTIALLY UNDER MANAGEMENT
EXCELLENT REPEAT BUSINESS	OWNER ENJOYS ALTERNATE WEEKENDS OFF
GREAT LOCATION AND EXCELLENT LEASE	ESTABLISHED FOR 25 YEARS
PLENTY OF ROOM TO EXPAND THE BUSINESS	ENJOY THE SUNSHINE COAST LIFESTYLE

NOTES

- In the event that the financial information held on file is for a period of less than a full 12 months, the Financial Details shown above are annualised using a simple time basis. For example nine months figures would be divided by 9 and multiplied by 12 to obtain a simple annualised result. Seasonal variations will not therefore have been taken into account.
- The above 'Adjusted Net Profit' amount assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Seller. A Buyer investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.
- The Operational Details shown above are that which the have been provided by the Seller as the current operating situation within the business and may differ from operational circumstances that were applicable in the generation of the historical financial figures presented.