

**BUSINESS OVERVIEW**

Ref. No: 9128

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Business Location: SUNSHINE COAST  
 Business Activity: MECHANICAL WORKSHOP  
 Business Age: 8 Years      Period Owned By Present Owners: 4 Years  
 Reason For Selling: TO ALLOW MORE TIME TO RAISE A FAMILY

FINANCIAL DETAILS* <sup>1</sup>		OPERATIONAL DETAILS* <sup>3</sup>		STAFFING	
Approx Total Price Incl. Stock: \$	195,000	Opening Hours:	8AM TO 4:30PM MON TO FRI		
Yearly Turnover:	\$ 320,671	Owner Working Hours P/W:	42.5	Casuals:	0
Gross Profit:	\$ 182,248	Partner Working Hours P/W:	0	Permanents:	1
Adjusted Net Profit* <sup>2</sup>	\$ 70,216	Trading Days Per Week:	5	Perm. Part Time:	0
Approximate Stock Value:	\$ 20,000	Weekly Wage Bill (Gross):	\$850		
Fixt/Fittings & Plant/Equipment: \$	45,000				

Main Speciality Of Business: MECHANICAL REPAIRS AND SERVICING  
 Business Better Because: ATTENTION TO DETAIL AND WIDE RANGE OF QUALITY SERVICES  
 Main Location Advantages: VERY CENTRAL TO MAJOR INDUSTRIAL AND HOUSING AREAS

OCCUPANCY DETAILS			LEASE DETAILS			
Shop/Shed Area:	400	Sq. Meters	24	Months Remaining On Present Term		
Construction:	STEEL		Future Options:	3 YEARS		
Building Age (Approx):	15	Years	Stamped & Registered:	YES		
General Condition:	GOOD		Monthly Rental (Net):	2,805	Outgoings:	INCL Per Yr
Residence Adjoining:	NO		Basis Of Increases:			

**GENERAL NOTES**
**THE MAJOR SELLING POINTS OF THIS BUSINESS**

VERY DIVERSE MECHANICAL WORKSHOP	SURROUNDED BY MANY SMALL BUSINESSES
CENTRALLY LOCATED IN HUGE MARKET AREA	HUGE POPULATION GROWTH IN AREA
PLENTY OF ROOM TO EXPAND THE BUSINESS	OWNER WILLING TO REMAIN PART TIME
VERY REASONABLE RENT	EXCELLENT PROFITS
PLENTY OF CAR PARKING	ENJOY THE SUNSHINE COAST LIFE STYLE

**NOTES**

- 1 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.
- 2 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.
- 3 The Operational Details shown above are that which 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.