

Category : Art	SIC : 5999
Detail : Art Framing	Price : 175,000
County : Seminole	Down : 19,500
State/Prov : Florida	Disc Earn : 86,847
Country : USA	Sales : 228,396

40 PLUS year designer and maker of custom wood and metal picture frames, with 25 years under current ownership. Located in an upscale area of the county, this shop has an excellent reputation and consistent revenues without advertising, direct sales or marketing. They have an extensive selection of custom framing materials and moldings from which to choose. Business comes with a large customer list. No experience necessary, owner will train! Solid books and records and a real money maker!! All framing equipment in place. Reputable company with focus on customer satisfaction & quality craftsmanship. Grow this business by adding more corporate accounts and interior designers. Can also add award plaques & trophies, as they already provide engraving. This business offers a significant opportunity for a hands-on, ambitious, creative individual. Seller owns the real estate, and will provide a new lease with first right of refusal to purchase the property, which was built in 2006. Great business for a couple, or two family members. SDE includes allowance of \$31,200 to replace the second owner. Call today!

Reason for Sale : Retirement
General Location : Seminole County
Organization Type : Corp 'Sub S' **Hours Owner Works:** 40
Years Established: 40 **Years Owned:** 25 **Emp FT:** 0 **Emp PT:** 0 **Mgrs:** 0
Non Compete : **Miles:** 10 **Years:** 3 **Weeks Training:** 2 **Cost:** 0
Operating dys/hrs : M-F 10am-5pm , and Sat 9am-2pm
Skills/Licenses : Occupational license
Business is : **Relocatable:** Y **Home Based:** N **Franchise:** N **Lender P/Q:** Y

Data Source	Tax Return	Tax Return	Tax Return
Year (Cash Flow)	2023 (N)	2022 (N)	2021 (N)
Gross Revenue	228,396	207,712	228,335
Cost of Goods	54,767	48,981	55,397
Gross Profit	173,629	158,731	172,938
Expenses	120,703	115,461	113,665
Net	52,926	43,270	59,273
Owner Salary	69,240	66,960	68,000
Benefits	-13,272	-11,623	-18,293
Interest Expense	0	0	0
Depreciation	7,395	7,394	7,394
Other	-29,442	-29,684	-29,659
Discretionary Earnings	86,847	76,317	86,715

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	12,500	Y*		0	N*
F F & E	7,500	Y*	Total Assets	20,000	Y*
Leasehold	0	N*			

***Included?**

Lease/Month: 2500 **Square Footage:** 1671 **Building Type:** Commercial condo
Terms and Options: very negotiable **Expiration Date:** 12/31/2034

Lender Pre-Qualified Project Summary

Acquisition Costs:		Down Payment and Financing:	
Purchase Price	175,000	Down Payment	19,500
Working Capital	10,000	Loan/Assumable	0
Loan Fees	0	Loan/Seller	0
Closing Costs	<u>10,000</u>	Loan/Other	<u>175,500</u>
Total	195,000	Total	195,000

Loan/Assumable - Amt: 0 **Mos:** 0 **Rate:** 0.00 **Mo Pmt:** 0.00

Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Other	- Amt:	175,500	Mos:	120	Rate:	11.50	Mo Pmt:	2,467.45

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