

Florida Garage Door Sales, Installation, & Service

Address Undisclosed

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TABLE OF CONTENTS



Table of Contents

Property Information	3
Executive Summary	4
Highlights	5
Florida Resident Population	6
Projections Of Florida Population	7
Agent And Company Info	8
Advisor Biography	9
Advisor Biography	10



SECTION 1

Business Information

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$14,500,000
Revenue	\$12+ M
State:	Florida

Overview

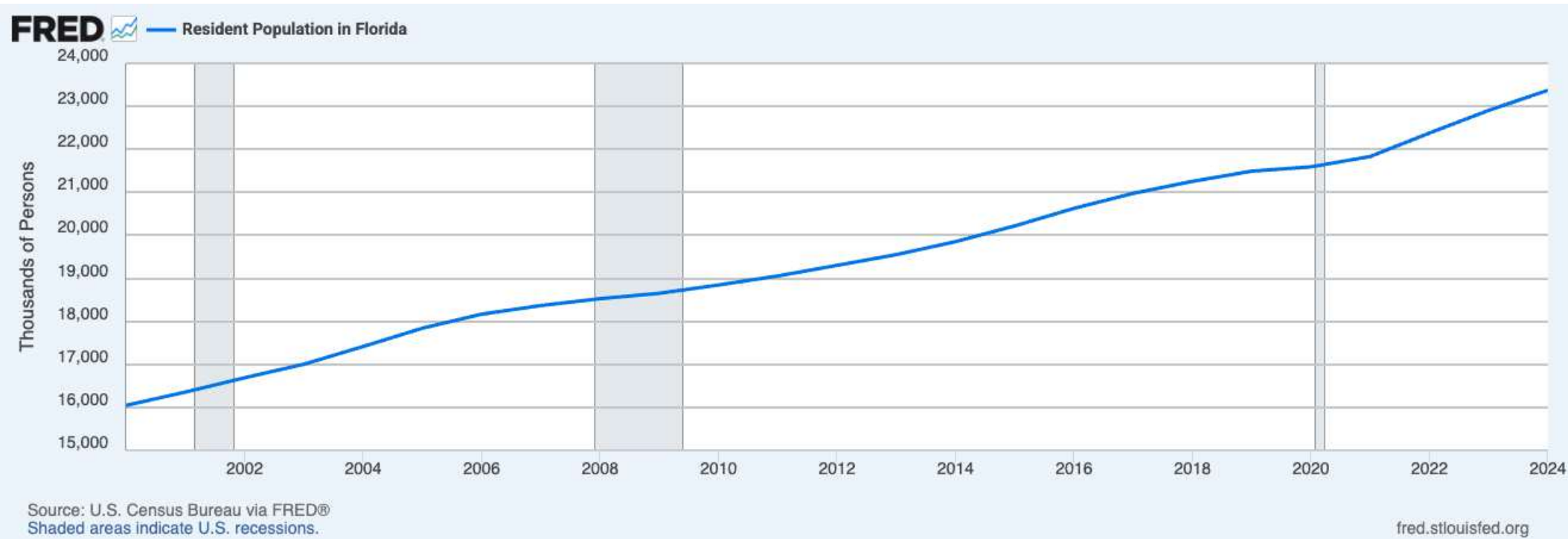
Florida Garage Door Sales, Installation, & Service is a well established business with a respected reputation. Detailed location and financial information will be provided upon the execution of a Confidential Disclosure Agreement.

HIGHLIGHTS



- Business founded over 40 years ago, still family owned
- Florida new home sales growth
- Strong position with National Builders
- Long term relationship with National Supplier
- Potential to expand through general public sales, marketing, services, geographic reach
- Excellent margins
- Currently leasing two buildings: a 10,000 SF space including 1,900 SF of office and the other at 5,000 SF (to support additional inventory)

FLORIDA RESIDENT POPULATION



PROJECTIONS OF FLORIDA POPULATION

Projections of Florida Population by County, 2025–2045, with Estimates for 2020

County and State	Estimates April 1, 2020	Projections, April 1				
		2025	2030	2035	2040	2045
Alachua	271,588	283,035	292,692	300,261	306,332	311,324
Baker	28,532	29,882	31,017	31,957	32,728	33,387
Bay	174,410	185,038	193,082	199,010	203,693	207,593
Bradford	28,725	29,260	29,650	29,930	30,190	30,441
Brevard	606,671	643,112	671,329	694,250	714,874	733,563
Broward	1,932,212	2,013,797	2,083,767	2,142,335	2,192,705	2,237,840
Calhoun	14,489	15,120	15,598	15,950	16,228	16,460
Charlotte	187,904	203,016	215,478	225,562	234,391	242,460
Citrus	149,383	156,569	162,381	166,880	170,762	174,329
Clay	219,575	237,339	252,446	264,550	274,802	283,855
Collier	387,450	423,564	452,806	477,771	499,729	518,956
Columbia	70,617	73,506	75,881	77,689	79,177	80,462
DeSoto	37,082	38,730	39,959	40,941	41,754	42,469
Dixie	16,663	16,956	17,166	17,313	17,424	17,528
Duval	982,080	1,043,160	1,092,238	1,131,522	1,164,144	1,192,525
Escambia	323,714	335,093	344,048	351,239	357,680	363,494
Flagler	114,173	128,283	140,758	150,941	159,426	166,907
Franklin	11,864	12,384	12,778	13,068	13,297	13,488
Gadsden	46,226	46,820	47,204	47,426	47,563	47,649
Gilchrist	18,269	19,332	20,170	20,848	21,420	21,924
Glades	13,609	14,272	14,811	15,222	15,560	15,851
Gulf	14,724	15,399	15,909	16,286	16,583	16,831
Hamilton	14,570	14,824	15,012	15,140	15,231	15,300
Hardee	27,443	27,464	27,483	27,500	27,515	27,529
Hendry	40,953	42,898	44,380	45,554	46,570	47,468
Hernando	192,186	206,365	218,237	227,500	235,005	241,532
Highlands	104,834	108,990	112,385	115,203	117,667	119,883
Hillsborough	1,478,759	1,614,227	1,723,500	1,811,841	1,889,150	1,958,324
Holmes	20,001	20,067	20,128	20,181	20,230	20,275
Indian River	158,834	171,332	181,673	189,917	196,897	203,110
Jackson	46,587	47,096	47,507	47,721	47,827	47,870
Jefferson	14,394	14,558	14,708	14,843	14,965	15,079
Lafayette	8,690	9,044	9,340	9,568	9,756	9,920
Lake	366,742	409,201	445,438	475,796	501,692	525,207

Source: Florida Demographic Estimating Conference, March 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 54, Bulletin 189, April 2021

Projections of Florida Population by County, 2025–2045, with Estimates for 2020

County and State	Estimates April 1, 2020	Projections, April 1				
		2025	2030	2035	2040	2045
Lee	750,493	829,303	894,597	948,834	996,086	1,038,511
Leon	299,484	312,338	323,012	331,425	338,510	344,579
Levy	41,699	43,115	44,260	45,176	45,947	46,650
Liberty	8,575	8,848	9,068	9,229	9,354	9,459
Madison	18,954	19,038	19,114	19,181	19,242	19,298
Manatee	398,503	437,640	470,632	498,045	522,641	544,365
Marion	368,135	394,914	417,138	434,244	448,104	459,981
Martin	161,301	170,496	177,612	183,467	188,675	193,311
Miami-Dade	2,832,794	2,992,713	3,128,267	3,234,615	3,322,226	3,398,177
Monroe	77,823	78,799	79,424	79,793	80,020	80,159
Nassau	89,258	99,151	107,454	114,621	121,087	126,888
Okaloosa	203,951	214,634	223,161	230,024	236,005	241,122
Okeechobee	42,112	43,443	44,497	45,314	46,043	46,698
Orange	1,415,260	1,558,673	1,678,397	1,777,854	1,864,282	1,941,833
Osceola	387,055	453,633	512,481	560,690	603,577	643,089
Palm Beach	1,466,494	1,544,853	1,612,167	1,668,575	1,716,971	1,758,539
Pasco	542,638	592,955	635,684	668,774	696,407	720,542
Pinellas	984,054	1,011,799	1,031,377	1,045,155	1,055,506	1,063,764
Polk	715,090	783,145	840,192	888,368	929,316	965,766
Putnam	73,723	74,225	74,692	75,096	75,451	75,772
Saint Johns	261,900	304,567	340,548	370,871	398,005	422,755
Saint Lucie	322,265	355,760	384,794	407,451	426,418	443,052
Santa Rosa	184,653	201,790	215,932	227,843	238,660	248,474
Sarasota	438,816	472,115	498,160	520,376	539,897	557,545
Seminole	476,727	505,142	528,478	548,354	565,100	579,426
Sumter	141,422	167,786	189,956	208,161	223,844	237,883
Suwannee	45,463	47,232	48,716	49,888	50,841	51,669
Taylor	22,436	22,762	22,994	23,148	23,247	23,315
Union	15,410	15,603	15,722	15,784	15,817	15,833
Volusia	551,588	583,919	608,945	628,786	646,107	662,049
Wakulla	33,981	36,383	38,402	40,070	41,429	42,582
Walton	74,724	85,868	95,460	103,610	110,913	117,864
Washington	25,334	26,178	26,835	27,326	27,720	28,052
FLORIDA	21,596,068	23,138,553	24,419,127	25,461,863	26,356,415	27,149,835

Source: Florida Demographic Estimating Conference, March 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 54, Bulletin 189, April 2021



SECTION 2

Agent And Company Info

ADVISOR BIOGRAPHY



Larry Montanus

Advisor

larry@saundersrealestate.com

Direct: **877-518-5263 x404** | Cell: **513-290-8301**

Professional Background

Larry Montanus is an Advisor at Saunders Real Estate.

Larry has extensive business history, having held several senior executive positions. He was active in the citrus industry as president and COO of the publicly traded Orange-co Inc and as Florida Citrus Operations Manager for Procter & Gamble. In total, Larry spent 16 years at P&G. He was an Executive VP of Europe's largest packaging company based in Paris. In that role, he was responsible for restructuring the company through a series of acquisitions and divestitures totaling almost \$800 million, including:

- The purchase of Anchor Hocking Closures from Newell Corp. for \$120 million.
- The purchase of Zeller Plastik, a German packaging company for \$165 million.
- The merger of citrus companies Orange-co and American Agronomics. The merged companies had 26,000 acres of groves and 3 plants.

Larry's education includes a BA in Economics from the University of Cincinnati, and the Wharton School of Finance/University of Pennsylvania MBA program.

He is a member of the Lakeland Association of Realtors® (LAR), the Florida Realtors®, and the National Association of Realtors®. Larry is also a member of the Winter Haven Chamber of Commerce.

Larry specializes in:

- Business Brokerage
- General Commercial Real Estate
- Industrial
- Retail
- Agriculture

ADVISOR BIOGRAPHY



Maricruz Gutierrez Mejia

Associate Advisor

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Professional Background

Maricruz is an Advisor at Saunders Real Estate.

As a Lake Wales native, Maricruz possesses a unique understanding of Florida's commercial real estate market. Since joining Saunders Real Estate in 2022, she has grown through several roles, beginning as an intern, advancing to Research Advisor, and now serving on the brokerage side as an advisor.

Maricruz specializes in the sale and lease of medical office properties, representing both investors and healthcare professionals seeking space tailored to their operations. Her expertise also extends to land sales and site selection across a range of commercial property types.

A graduate of the University of Central Florida with a Bachelor of Science in Real Estate, Maricruz was an active member of the UCF Real Estate Society and recipient of the 2022 CREW Orlando Scholarship. She previously served as a member of CREW Orlando and the UCREW Committee, where she helped introduce college students to careers in commercial real estate.

Maricruz is currently a CCIM Candidate, working toward her designation with an expected completion by the end of 2026. The Certified Commercial Investment Member (CCIM) designation is a globally recognized credential signifying expertise in commercial investment real estate and financial analysis. She is also a graduate of the LEDC Summer Leadership Program and a current member of Leadership Lake Wales Class 29, where she continues to build upon her leadership and community involvement.

Maricruz specializes in:

- Medical (Sales & Leasing)
- Tenant & Buyer Representation (Medical Users)
- Citrus
- Commercial Development
- Residential Development



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