



# HANDCRAFTED CUSTOM WOODWORKING BUSINESS

## Central Idaho Location

### THE COMPANY

Valley Millworks, Inc. was established by the current owners in 1989 in a 2,500 square foot facility on Warm Springs Road in Ketchum Idaho. This 27 year old business progressed down the Wood River Valley and in 1998 the owners purchased the Ward Cheese factory building in Carey, renovated and opened a 12,000 square foot full custom door, cabinet and millwork facility now known as Northwest Door & Mill. The business ships orders all over the continental United States and Hawaii. This highly regarded turnkey business has been manufacturing for the rich and famous for three decades in custom designs and architecture.

### THE PRODUCTS AND SERVICES

All products including exterior and interior doors, cabinets and millwork are produced in-house in this 100% manufacturing facility. The facility also provides in-house knife grinding for any profile and is CNC equipped. The business caters mostly to high end custom builders and provides exclusive commercial work. Builders, Architects and Interior Designers can browse through the company's website at [www.northwestdoorandmill.com](http://www.northwestdoorandmill.com) with hundreds of photos of past projects to come up with exactly what they are looking for.

### THE EQUIPMENT

This company possesses over \$1,000,000 in original equipment and tool value, including:

- Rainmann Rip Saw
- 2 SCMI Moulders
- SCMI Knife Grinding Machine
- SCMI Double End Tenonor
- Timesaver
- Cemco and SCMI Sanders
- SCMI Sliding Table Saw
- Casadei, Delta, Heng Hung, and Grizzly & Holy Wood Shapers
- 2 Powermatic Table Saws with Feeder
- Norfield Industries Door Hinger
- Norfield Industries Jamb Machine
- Thermwood Cutcenter with Custom Programming
- New SCM Edgebander
- 18" Powermatic Planer
- All tooling for machinery included

### THE REASON FOR SELLING

The owner is selling for retirement from this industry and wanting to pursue other interests in family owned property. The owner is willing to provide his services for a negotiable period of time during the transition of ownership.

### THE POSSIBILITIES

Located in a lower labor cost area, production costs are less than anyone. Considerable excess real estate and machine capacity is available. Professional marketing and developing past happy client relations could fill the plant.

## ASKING PRICE

# \$500,000

### TERMS:

Owner Will Carry with  
\$375,000 Down Payment  
Balance at 5% for 36 Months

### ASSETS

Furniture, Fixtures & Equipment*	\$500,000
<b>Total Assets</b>	<b>\$500,000</b>

*All values provided by Seller  
\*50% of original value*

### VALUE OF COMPLETED AND SCHEDULED PROJECTS

	2017	2018
Customer/Project 1	17,831	-
Customer/Project 2	119,410	216,000
Customer/Project 3	25,735	84,000
Customer/Project 4	21,250	24,000
Customer/Project 5	14,151	-
Customer/Project 6	10,140	170,400
Customer/Project 7	26,571	72,000
Customer/Project 8	17,002	6,000
Customer/Project 9	140,952	-
Customer/Project 10	69,090	-
Customer/Project 11	-	130,000
Customer/Project 12	106,083	-
Customer/Project 13	-	141,600
Customer/Project 14	-	96,000
<b>Total Project Value</b>	<b>568,226</b>	<b>940,000</b>

*Values provided by Seller*

### Request Additional Information:

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