

THE COMPANY

The turn key business is a 30-year established, extremely popular gift and accessories shop in the highest foot traffic location in Ketchum, Idaho. On-site management has run the operation for three years and desires to stay in place. The shop enjoys a loyal and reoccurring customer base of both visitors and locals.

THE LOCATION

Located in a 1,797 square foot retail showroom with adjacent mezzanine office and storage area, this facility has two and one-half years left on its favorably-priced lease rate of \$20.90 per square foot, as well as another three-year option to extend.

THE STRENGTHS

With a balanced sales history of discretionary items as well as recent development of higher end fashion items, the business offers something for everyone. The previous owner of this location, who moved approximately ten years ago, sold higher end items. The current lower price points retailer brings in a significant volume of foot traffic and allows for much point of sale impulse purchasing. Options of expanding with additional products exists!

ATTRACTIVE FEATURES

Listed in all Sun Valley promotional notices, this company has even been named one of the top 10 attractions to see in the Sun Valley area. Pretty good for a retail store. With much of its merchandise labeled distinctively with the "Sun Valley Logo" the company enjoys a large tourist business.

THE REASON FOR SELLING

This unique business is selling based on the retirement desire of its long time owner. Trained and mature staff are in place and desire to stay with the business.



ASKING PRICE
\$265,000

TERMS:
Cash
(SBA Financing Available)

ASSETS

Furniture, Fixtures & Equip (est.)	\$50,000
Inventory	110,000
Goodwill	<u>105,000</u>
Total Assets	\$265,000

All values provided by Seller

INCOME STATEMENT SUMMARY

	<u>2016</u>	<u>2017</u>
Gross Sales	\$673,389	\$719,398
Net Income	\$31,316	\$23,634
Add Back:		
Interest Expense	4,716	4,321
Depreciation Expense	2,276	563
Extraordinary Expense	9,000	9,000
Owner Salary	28,000	28,000
Cash Flow (SDE)	\$75,308	\$65,518

Financial information provided by Seller

Request Additional Information:

TO RECEIVE FURTHER INFORMATION, sign and return the [Confidentiality Agreement](#) found on our web site. If you prefer, this agreement can also be requested by contacting the agent listed below.

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