ARTHUR BERRY & COMPANY
Business Brokerage Professionals and Commercial Real Estate

DOWNTOWN YEAR-ROUND RESORT AREA GIFT & SOUVENIR SHOP

Incredible Lifestyle Opportunity in Beautiful Idaho Year-Round Mountain Resort Community

THE COMPANY

Located in the downtown heart of America's first ski resort, this iconic log cabin treasure has been a "must see" for tourists and locals alike since 1947 and is one of the most recognized businesses in the area.

THE LOCATION

The business' high visibility and high volume foot traffic location on the main cross streets in the downtown area is the town's landmark by which locals give directions. Souvenirs, jewelry, gifts and affordable clothing are the high volume sales items. As the highest sales volume store of its type in the area, the store is a long-established profit center. The attached neighboring Front Street location was previously operated as an ancillary similar products store by the former owner. A very favorable lease rate of $3,300 per month exists long term for the +/-1,700 square feet of retail space with loft, basement and side yard. The lease has annual rent escalations of 2%.

THE STRENGTHS

With $140,000 of fast-moving inventory at cost, the company enjoys a very stable inventory basis of proven salable products and therefore has very little need to discount. Most of the clothing items, in particular, are branded with the familiar ski resort logo which makes for a high prestige take on gifts.

THE REASON FOR SELLING

After nine years of ownership, the present owners are ready for a "second retirement" and desire to sell the business to a caring and enthusiastic individual.

THE IDEAL BUYER

Currently operated as a husband and wife "hobby retirement project," a renewal of this arrangement by the new buyers would be an ideal lifestyle. With the help of two other employees and a manager, the owners set their own schedule and enjoy free time as desired. This would be a great opportunity to integrate the buyers "semi retirement" with a special social niche in the community.

ASKING PRICE
$395,000

TERMS:
Cash

PURCHASE PRICE ALLOCATION

Inventory	$140,000
Operating Assets	30,000
Goodwill	225,000
Total Price Allocation	**$395,000**

All values provided by Seller

INCOME STATEMENT SUMMARY

2017 Gross Sales	$628,000	
2017 Gross Profit	$393,000	62.7%
2017 Net Ordinary Income*	$234,000	37.2%

**Including owner draws*

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.

Art Berry
Call 208-336-8000
art@arthurberry.com

David Berry
Call 208-871-1502
david@arthurberry.com

The information above has been provided by the Seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms are subject to change at Seller's discretion.