

# BOUTIQUE GIFT AND HOME DECOR

## Southwest Idaho Location

### THE COMPANY

Established for over four years, this specialty retailer offers a wide variety of unique gifts, home décor items and treasures not found in Big Box stores or other retailers in the area. The wide selection covers all seasons, occasions and demographics with pricing to fit any budget. Customers include new home owners, locals, realtors, interior designers and out of town visitors. Inventory and displays change frequently compelling regular shoppers to visit and see the latest items. The atmosphere is welcoming, positive and customer-oriented, providing a fun shopping experience for all.

### THE LOCATION

The premiere high traffic location has excellent exposure and offers easy access for customers. The approximate 1,333 square foot space leases for \$16.56 per square foot, NNN. There is time left on the existing Lease with a new five-year option available.

### THE STRENGTHS

The business features selected local artists and supports the community by regularly donating gift baskets and other items to Non-Profit Organizations. Branded gift bags and complimentary gift wrapping reinforce the brand and enhance each purchase. Home Staging Companies even use the signature bags/wrappings as staging props for local home tours. The shop has become a destination location for travelers to the area seeking gifts with an Idaho flair to bring back home.

### THE REASON FOR SELLING

The Owner enjoys the business immensely but is selling for health reasons.

### THE IDEAL BUYER

An ideal buyer would be the entrepreneur who has interest in interior design and enjoys seeking out new inventory of unique gifts, home décor and enjoys interacting with people.

### THE POSSIBILITIES

The business is growing and thriving. A new Owner could further increase sales and profitability by actively marketing the website to maximize SEO. Other untapped opportunities include marketing directly to real estate agents, participating in model home tours and collaborating with builders, interior designers and home staging companies.

### ASKING PRICE

**\$499,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$3,500
Inventory	<u>130,000</u>
<b>Total Assets</b>	<b>\$133,500</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$1,068,734
<b>Cash Flow</b>	<b>\$259,027</b>

*Financial information provided by Seller*

### REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

<https://arthurberry.com/confidentiality-agreement>

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