

DOWNTOWN HIGH-VOLUME MANUFACTURING

with Desirable Real Estate in Boise, Idaho

THE COMPANY

If you are looking at a profitable piece of Idaho History, this Iconic Manufacturing and Storage Business has operated in downtown Boise for over 100 years. Its Revenue is 70% manufacturing/delivery and 30% leases and storage. The company has a niche in the Treasure Valley with its manufacturing differentiators and strong customer relationships; leading to demand far outstripping supply. There is a growth plan available for the business that could potentially take revenue up 75% in the next few years.

Currently, the CAGR on Revenue is 11.1% over the past three years and profit has grown significantly.

The company comes fully turnkey with all equipment, order entry system, relationships, delivery vehicles and website to pick up ownership right away. As this business has a seasonal component, the company would be ripe for beginning the growth plan in the slower season.

The experienced key employee average tenure with the company is almost nine years. The owners are willing to stay on in a consulting basis to transition the ownership or other capacities.

The business growth is directly correlated to long-term reputation and relationships, key differentiators in the manufacturing process, and the continued population growth in the area.

Idaho has led the nation in population growth for five straight years, up 20% since 2012. The Treasure Valley of Idaho has grown by 67% in the last 20 years.

THE LOCATION

The location is in a 53,000 square foot campus on 1.729 acres in downtown Boise close to freeway access.

THE STRENGTHS

Strengths of this business include its differentiated, developed and automated manufacturing process along with its reputation locally and in the surrounding area. Further, its employees are happy and like to work at such an iconic brand.

THE REASON FOR SELLING

The owners have other interests and are excited to see the growing brand expand to the next level.

THE IDEAL BUYER

The ideal buyer would be a hands-on owner operator with a drive for growth. The business has a solid foundation with its employees and history, and the market is waiting for the brand to expand.

THE POSSIBILITIES

Revenue and profit can expand significantly in the current location. There are surrounding industrial buildings that could grow the business further as availability and demand dictates.

ASKING PRICE

\$6,000,000*

***Price Includes
Business and Real Estate**

**Business \$2,000,000
Real Estate \$4,000,000**

**TERMS:
Cash or Loan**

ASSETS

Furniture, Fixtures & Equip (Cost)	\$2,752,919
Accounts Receivable	145,000
Inventory (estimate)	<u>75,000</u>
Total Assets	\$2,972,919

All values provided by Seller

INCOME STATEMENT SUMMARY*

	Actual 2021	Proforma After Phase 2
Gross Sales	\$2,814,886	\$4,849,805
Cash Flow	\$439,123	\$1,438,807

**All information provided by Seller. Arthur Berry & Company has no liability for accuracy or completeness of the Seller information provided*

REQUEST ADDITIONAL INFORMATION

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

<https://arthurberry.com/ca2>

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