

# PRESCHOOL AND EDUCATION CENTER

Established and Growing Business in Meridian, Idaho

## THE COMPANY

This full-service preschool was established in 2012 and opened in early 2013. This company's reputation, service and open hours (6:30 AM to 6 PM Monday through Friday) has facilitated extraordinary profitable sales growth in the last two years from \$321,000 to \$919,000. With 110 regular students and a transferable license of 175 students, the business is set up for future growth. The staff is seasoned, established, committed and caring of the business and customers. At present, the business has a lengthy waitlist and only accepts referrals from current parents. This creates a selective demand profile and additional unrealized pricing power. This company is in high demand and parents are waiting patiently for the opportunity to be admitted.

## THE LOCATION

The company is located in an approximately 6,000 square foot leased facility in the center of Idaho's growing Treasure Valley. The current built-to-suit location will easily allow an additional 25 to 30 students without compromising open space. The lease expires in March of 2031 and has just received a reduction in rent plus NNN from \$11,300 per month to \$10,045 per month. The space is organized with six infant/toddler classrooms, six preschool classrooms and an over 1,000 SF gym/lunchroom. It also includes a toddler lunch room/open area for play, an infant open area for play, and a large outdoor playground.

## THE STRENGTHS

This school's reputation for quality learning, safety, low student to teacher ratio, and general caring for their students has created unfulfilled demand in the growing Ada County area. Once families get accepted, they grow their kids through the program and don't migrate away. Further, the teachers and employees are extremely loyal due to the caring owner and reputation for a great place to work.

## THE REASON FOR SELLING

The founder/owner is interested in pursuing other interests but is willing to facilitate a smooth transition.

## THE IDEAL BUYER

The ideal buyer would be an owner/operator present on the premises as much as possible. It's a great opportunity for an owner to be with their own family if the age matches up and grow the company in a caring environment. The staff and curriculum are established and the whole business comes turnkey with all equipment, name, customers included. It is really an opportunity to step into an operating full service, profitable business with tremendous growth opportunity.

## THE POSSIBILITIES

Additional students in the current location and slow increases in legacy pricing could provide an additional 35% revenue stream without sacrificing space or stretching staff. Other locations and advertising in the valley could also leverage the business name and reputation and provide operating leverage to grow profit. Additionally, the business owns a large bus and passenger van that is not planned to go with the sale but could be discussed as part of the sale for the right buyer.

## ASKING PRICE

**\$325,000**

## TERMS:

Cash

## ASSETS

Furniture, Fixtures & Equipment	\$58,000
<b>Total Assets</b>	<b>\$58,000</b>

*All values provided by Seller*

## INCOME STATEMENT SUMMARY

Gross Sales	\$919,048
<b>EBITDA/Cash Flow</b>	<b>\$179,800</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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