



AVAILABLE FOR SALE

PREMIUM LIQUOR STORE FOR SALE

HIGHLANDS RANCH, CO

LISTING INFORMATION

- ◆ GROSS INCOME: \$5.1M
- ◆ CASH FLOW: \$478K
- ◆ 7,000 SQUARE FEET
- ◆ PROPERTY LEASED
- ◆ OWNER-OPERATED
- ◆ EMPLOYEES: 3 FT & 12 PT
- ◆ IMMACULATE STORE IN AFFLUENT SUBURBAN COMMUNITY
- ◆ IN-STORE TASTING EVENTS
- ◆ CHILLED WINE WALK-IN



Please visit our website to sign the Non-Disclosure Agreement for more information regarding this listing at <http://denverbbs.com/nda-form/>

Business Price		\$1,899,995
Inventory	+	\$750,000
Total Asking Price	=	\$2,649,995



PREMIUM LIQUOR STORE FOR SALE

Financial Statement Summary for 2016 - 2018

Fiscal Year	2018	2017	2016
Sales Revenue	5,096,427	5,045,398	5,033,362
Cost of Goods Sold	4,023,343	3,936,468	3,872,560
Gross Profit	1,073,084	1,108,930	1,160,802
Gross Profit Margin	21.06%	21.98%	23.06%
Expenses			
Bank and Service Charges	120,762	93,027	106,750
Insurance	11,832	11,184	11,185
Owner's Compensation	102,386	100,316	100,275
Rent	307,301	348,343	290,173
Employee Wages & Benefits	279,693	263,119	252,273
Taxes and Licenses	12,760	12,304	12,137
Utilities, Internet, & Telephone	32,078	33,897	33,514
Other Expenses	108,148	123,361	114,937
Total Expenses	974,960	985,551	921,244
Add Backs			
Automotive Expense	12,719	9,337	10,451
Computer Adjustment	5,000	4,000	5,600
Employee and Customer Relations	5,600	5,500	17,150
Employee Benefit Programs	11,335	10,327	14,042
Meals and Entertainment	4,848	4,545	4,202
Miscellaneous	6,782	6,607	8,186
Owner's Compensation	102,386	100,316	100,275
Professional Fees (Personal Use)	4,337	11,022	9,283
Repairs and Maintenance	25,136	12,852	19,645
Salaries & Benefits Adjustment	161,100	151,700	143,000
Store Supplies Adjustment	16,700	16,500	7,400
Telephone (Personal Use)	7,100	7,200	7,300
Travel	-	-	113
Amortization & Depreciation	12,274	10,290	19,843
Total Add Backs	375,317	350,196	366,490
Other Income	5,013	4,962	4,946
Seller Discretionary Cash Flow	478,454	478,537	610,994

RESTRICTED AND CONFIDENTIAL

FUNDING FOR PURCHASE

Down Payment 25%	\$ 662,500
SBA Loan	1,987,495
Total Funding	\$ 2,649,995
Loan Term (Years)	10
Interest	7.50%
Monthly Payment	\$ 23,592

*subject to buyer creditworthiness

For more information, please
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