



AVAILABLE FOR SALE

# LIQUOR STORE FOR SALE

WESTMINSTER, CO

## LISTING INFORMATION

- ◆ GROSS INCOME: \$550K
- ◆ CASH FLOW: \$91K
- ◆ 2,500 SQUARE FEET
  - 1,250 SHOWROOM
  - 1,250 BASEMENT
- ◆ PROPERTY LEASED
- ◆ OWNER-OPERATED
- ◆ EMPLOYEES: 1 FT & 2 PT
  - OWNER + FAMILY
- ◆ 33% MARGINS!
- ◆ 20+ YEARS UNDER THE CURRENT OWNER
- ◆ DENSELY-POPULATED AREA WITH MINIMAL LOCAL COMPETITION
- ◆ NO NEARBY GROCERY STORES



PHOTOGRAPH FOR ILLUSTRATIVE PURPOSES ONLY

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Store & Property		\$124,995
Inventory	+	\$100,000
Total Asking Price	=	\$224,995



# LIQUOR STORE FOR SALE

## Financial Statement Summary for 2018

Fiscal Year	2018
Sales Revenue	549,752
Cost of Goods Sold	366,419
<b>Gross Profit</b>	<b>183,333</b>
<b>Gross Profit Margin</b>	<b>33.35%</b>
Expenses	
Bank and Service Charges	939
Insurance	2,118
Interest	644
Owner's Compensation	39,000
Rent	31,130
Utilities, Internet, & Telephone	7,251
Other Expenses	55,257
<b>Total Expenses</b>	<b>136,339</b>
Add Backs	
Automotive Expense	650
Federal Unemployment Taxes	126
FICA Expense	2,983
Interest	644
Owner's Compensation	39,000
State Unemployment Taxes	280
<b>Total Add Backs</b>	<b>43,683</b>
<b>Seller Discretionary Cash Flow</b>	<b>90,677</b>

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## FUNDING FOR PURCHASE

Down Payment 25%	\$ 56,250
SBA Loan	168,745
<b>Total Funding</b>	<b>\$ 224,995</b>
Loan Term (Years)	10
Interest	7.50%
<b>Monthly Payment</b>	<b>\$ 2,003</b>

\*subject to buyer creditworthiness

For more information, please  
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