



AVAILABLE FOR SALE

# LIQUOR STORE FOR SALE

COLORADO SPRINGS, CO

## LISTING INFORMATION

- ◆ GROSS INCOME: \$1.1M
- ◆ CASH FLOW: \$115K
- ◆ 4,656 SQUARE FEET
- ◆ PROPERTY LEASED
- ◆ OWNER WORKS PART-TIME 2 DAYS/WEEK
- ◆ EMPLOYEES: 2 FT & 2 PT
- ◆ FREESTANDING STORE IN HISTORIC LOCAL AREA NEAR SEVERAL TOURIST ATTRACTIONS



PHOTOGRAPH FOR ILLUSTRATIVE PURPOSES ONLY

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Business Price		\$399,995
Inventory	+	\$205,000
Total Asking Price	=	\$604,995



# LIQUOR STORE FOR SALE

## Financial Statement Summary for 2018 - 2019

Fiscal Year	2019 Pro Forma	2019 Jan-Jul	2018
Sales Revenue	1,092,023	606,680	1,084,807
Cost of Goods Sold	826,771	459,317	821,073
<b>Gross Profit</b>	<b>265,253</b>	<b>147,363</b>	<b>263,734</b>
<b>Gross Profit Margin</b>	<b>24.29%</b>	<b>24.29%</b>	<b>24.31%</b>
<b>Expenses</b>			
Bank and Service Charges	15,334	8,519	15,199
Insurance	3,499	1,959	3,499
Interest	25,286	15,526	27,465
Owner's Compensation	25,000	19,385	22,846
Rent	34,059	19,868	33,966
Salaries - Employees	85,443	49,842	89,354
Utilities, Internet, & Telephone	14,668	8,680	13,931
Other Expenses	8,668	5,553	39,984
<b>Total Expenses</b>	<b>211,957</b>	<b>129,331</b>	<b>246,243</b>
<b>Add Backs</b>			
Automotive Expense	906	528	1,556
Bad Debt	-	-	11
Insurance - Life	679	396	679
Interest	25,286	15,526	27,465
Inventory Adjustment	-	-	15,000
Meals and Entertainment	-	-	42
Miscellaneous	-	0	81
Owner's Compensation	25,000	19,385	22,846
Repairs and Maintenance	500	230	1,876
Amortization & Depreciation	-	-	27,119
<b>Total Add Backs</b>	<b>52,370</b>	<b>36,066</b>	<b>96,675</b>
Other Income	1,008	588	864
<b>Seller Discretionary Cash Flow</b>	<b>106,674</b>	<b>54,685</b>	<b>115,029</b>

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## FUNDING FOR PURCHASE

Down Payment 25%	\$ 151,250
SBA Loan	453,745
<b>Total Funding</b>	<b>\$ 604,995</b>
Loan Term (Years)	10
Interest	7.50%
<b>Monthly Payment</b>	<b>\$ 5,386</b>

\*subject to buyer creditworthiness

For more information, please  
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