



AVAILABLE FOR SALE

# LIQUOR STORE FOR SALE

LAKWOOD, CO

## LISTING INFORMATION

- ◆ GROSS INCOME: \$1.1M
- ◆ CASH FLOW: \$173K
- ◆ 2,000 SQUARE FEET
- ◆ PROPERTY LEASED
- ◆ OWNER-OPERATED
- ◆ EMPLOYEES: 2 FT & 3 PT
- ◆ 17-DOOR COOLER AND SINGLE COOLERS
- ◆ ESTABLISHED LOCATION FOR OVER 50 YEARS IN DENSELY POPULATED RESIDENTIAL AREA



PHOTOGRAPH FOR ILLUSTRATIVE PURPOSES ONLY

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Business Price		\$524,995
Inventory	+	\$225,000
Total Asking Price	=	\$749,995



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## Financial Statement Summary for 2018 - 2019

Fiscal Year	2019 Pro Forma	2019 Jan-Jun	2018
Sales Revenue	1,324,427	649,229	1,121,557
Cost of Goods Sold	935,675	458,664	812,704
<b>Gross Profit</b>	<b>388,752</b>	<b>190,565</b>	<b>308,853</b>
<b>Gross Profit Margin</b>	<b>29.35%</b>	<b>29.35%</b>	<b>27.54%</b>
<b>Expenses</b>			
Bank and Service Charges	13,731	6,731	14,338
Insurance	1,832	916	1,579
Interest	958	479	26,028
Rent	23,223	10,200	22,880
Salaries - Employees & Contractors	61,680	30,235	66,321
Utilities, Internet, & Telephone	13,018	5,531	12,964
Other Expenses	21,590	12,724	52,076
<b>Total Expenses</b>	<b>136,031</b>	<b>66,816</b>	<b>196,185</b>
<b>Add Backs</b>			
Automotive Expense	145	73	-
Interest	958	479	26,028
Refunds	-	-	1,277
Repairs and Maintenance	6,000	5,599	5,331
Amortization & Depreciation	-	-	27,700
<b>Total Add Backs</b>	<b>7,103</b>	<b>6,151</b>	<b>60,336</b>
<b>Seller Discretionary Cash Flow</b>	<b>259,824</b>	<b>129,900</b>	<b>173,003</b>

RESTRICTED AND CONFIDENTIAL

## FUNDING FOR PURCHASE

Down Payment 25%	\$	187,500
SBA Loan		562,495
<b>Total Funding</b>	<b>\$</b>	<b>749,995</b>
Loan Term (Years)		10
Interest		7.50%
<b>Monthly Payment</b>	<b>\$</b>	<b>6,677</b>

\*subject to buyer creditworthiness

For more information, please  
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