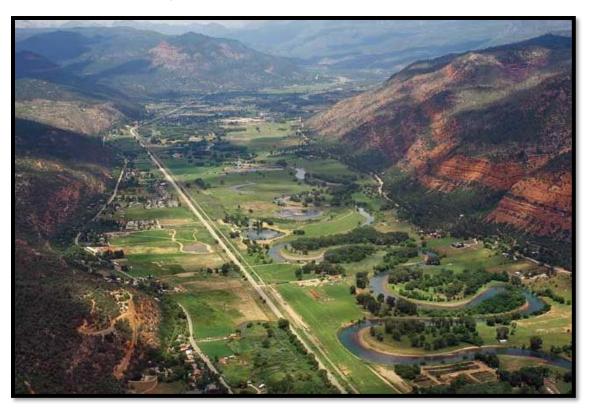


# PROFITABLE DURANGO BUSINESS WITH 30 YEARS OF SUCCESS

INDEPENDENT, FOUR SEASONS RETAIL AND SERVICE BUSINESS



Listing Price:	\$1,200,000	FF&E:	\$90,000	Employees:	7
Gross Revenue:	\$1,548,219	Inventory:	\$65,000	Year Started:	1989
Cash Flow:	\$309,233	:		Listing ID	

Step into this turnkey business and take advantage of all the lifestyle, cultural and outdoor amenities that Durango has to offer. Against the backdrop of the dramatic San Juan Mountains in southwest Colorado, Durango is famed for its walkable, historic downtown,

majestic natural beauty, and numerous family and outdoor activities. The vibe is relaxed, vibrant with cosmopolitan overtones.

Over its 30 years of operation, this business has built up a strong customer base and robust referral network. A high-visibility downtown location, minimal competition and complementary, in-demand products have secured it a strong and stable market position. It consistently generates sales over \$1.5 million and owner's discretionary income of about \$300,000 or more. New owners will be supported by a skilled and stable staff expert at delivering a superior customer experience.

#### TRAINING

The Seller will provide training and support during the transition phase.

#### **FACILITIES**

New owners will be offered a very favorable lease. This high-visibility space in downtown Durango offers an attractive retail showroom and office space. The building enjoys convenient, dedicated parking.

Size:	4,568 SF
Rent:	\$7,320 per month
Rate:	\$1.42 per SF per month
Expiration Date:	January 2023

#### COMPETITION

Diverse, complimentary products, a high-profile brand, and great customer service set this business apart. Thirty years make it one of Durango's oldest and most stable small businesses.

#### GROWTH AND EXPANSION OPPORTUNITIES

This business is benefitting from Durango's growing population, economic activity, and reputation as a great destination to live, work and play.



### NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

Date:	
	, acknowledge and affirm that I/we have been advised of the the possible purchase of the following business.
Businesses: All businesses a Associates now ar	nd related information presented to me by Sam Goldenberg & d in the future.
	uisition by you, Sam Goldenberg & Associates (SGA) will be furnishing you s, its financial condition, operations and prospects. In consideration of on, you agree:
<ol> <li>You will make no direct co concerned with the Busine</li> <li>If you make such unauthor will be responsible to SGA said commission, either in</li> <li>Unless SGA otherwise agrincluding the information to person(s) or entities, include competitors. The only exceedirectly participating in the</li> <li>You will not actively recrute the date of this NDA.</li> <li>You will not actively recruyears from the date of this</li> <li>If you decide that you do nand return all proprietary in</li> <li>Although you understand to investigation, SGA does not</li> </ol>	tion furnished by SGA to you will be confidential. Intact with the Seller, the Business employees, or anyone else potentially as without SGA's express permission. Ized contact and a purchase is consummated between you and the Seller, you for all or any part of SGA's ordinary commission if the Seller does not pay its entirety or in part, to SGA. It is easi in writing, you will not disclose or reveal any proprietary information, that the business is or has been for sale, for five years from this date to any ling but not necessarily limited to the Business staff, contractors, vendors or potion is that you may inform your employees or representatives who are evaluation of this information in connection with a proposed acquisition. It any of the Business' clients or vendors for a minimum of three years from the ADA.  Out wish to pursue the proposed acquisition, you will advise SGA of this fact information furnished to you without retaining copies.  That SGA will include certain information considered relevant for your of make any representations or warranties as to its accuracy or completeness. In make any representations or warranties neither the Seller nor the Buyer.
I ACKNOWLEDGE THAT a faces	mile or electronic copy of this document and any typed or electronic ll intents and purposes as legal and fully binding as if signed by hand.
Name(s):	Name(s):
Signature:	Signature:
Email:	Phone:

Address, City, State, Zip Code



## **Personal Financial Statement Form**

Our agreement with the Seller requires us to secure evidence of financial ability before disclosing the name, location and other preliminary sensitive information regarding the Seller's business to a prospective Buyer. Sam Goldenberg & Associates will keep the information you provide below strictly confidential. We do not share this information with the Seller or outside our brokerage.

**Assets** 

Cash on hand in banks.	\$
US Government Securities	\$
Accounts, Loans, and Notes Receivables	\$
Stocks and Bonds	\$
Retirement Funds	\$
Real Estate	\$
Value of Business(es) Owned	\$
Other Assets (Specify)	\$
Other Assets (Specify)	\$
Other Assets (Specify)	\$
Total assets available	.\$
Liabilities	
Short-Term Notes Payable.	\$
Long-Term Notes / Mortgages	\$



Other Liabilities (Specify)			_
Other Liabilities (Specify)		\$	
Total Liabilities		\$\$	
Total Net Worth		\$\$	_
<b>Source of Income</b>			
Salary (Annual)		\$\$	
Dividends and Interests		\$	_
Real Estate Income		\$	_
Total Income:		\$	_
Comments/Clarifications:			
			_
			_
			_
ANY TYPED or ELECTRO		RONIC COPY OF THIS DOCUMENT AND BE CONSIDERED FOR ALL INTENTS A SIGNED BY HAND.	
Name (Print):		Phone:	
Signature:		Date:	
Address:	City:	State: Zip Code:	