



PROFITABLE DURANGO BUSINESS WITH 30 YEARS OF SUCCESS

INDEPENDENT, FOUR SEASONS RETAIL AND SERVICE BUSINESS



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

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.

<i>Size:</i>	4,568 SF
<i>Rent:</i>	\$7,320 per month
<i>Rate:</i>	\$1.42 per SF per month
<i>Expiration Date:</i>	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.

SAM GOLDENBERG & ASSOCIATES

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

Date: _____

I/We, _____, acknowledge and affirm that I/we have been advised of the availability and details concerning the possible purchase of the following business.

Businesses: All businesses and related information presented to me by Sam Goldenberg & Associates now and in the future.

In connection with the possible acquisition by you, Sam Goldenberg & Associates (SGA) will be furnishing you information regarding this Business, its financial condition, operations and prospects. In consideration of obtaining this proprietary information, you agree:

1. All the proprietary information furnished by SGA to you will be confidential.
2. You will make no direct contact with the Seller, the Business employees, or anyone else potentially concerned with the Business without SGA's express permission.
3. If you make such unauthorized contact and a purchase is consummated between you and the Seller, you will be responsible to SGA for all or any part of SGA's ordinary commission if the Seller does not pay said commission, either in its entirety or in part, to SGA.
4. Unless SGA otherwise agrees in writing, you will not disclose or reveal any proprietary information, including the information that the business is or has been for sale, for five years from this date to any person(s) or entities, including but not necessarily limited to the Business staff, contractors, vendors or competitors. The only exception is that you may inform your employees or representatives who are directly participating in the evaluation of this information in connection with a proposed acquisition.
5. You will not actively recruit any of the Business' clients or vendors for a minimum of three years from the date of this NDA.
6. You will not actively recruit and/or hire any of the employees of this business for a minimum of three years from the date of this NDA.
7. If you decide that you do not wish to pursue the proposed acquisition, you will advise SGA of this fact and return all proprietary information furnished to you without retaining copies.
8. Although you understand that SGA will include certain information considered relevant for your investigation, SGA does not make any representations or warranties as to its accuracy or completeness.
9. You acknowledge that as impartial intermediaries, SGA represents neither the Seller nor the Buyer.

If you are in agreement, please complete this form to indicate your acceptance.

I ACKNOWLEDGE THAT a facsimile or electronic copy of this document and any typed or electronic signatures shall be considered for all intents and purposes as legal and fully binding as if signed by hand.

Agreed to and accepted:

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 \$ _____

Source of Income

Salary (Annual) \$ _____

Dividends and Interests \$ _____

Real Estate Income \$ _____

Total Income: \$ _____

Comments/Clarifications:

I ACKNOWLEDGE THAT A FACSIMILY OR ELECTRONIC COPY OF THIS DOCUMENT AND ANY TYPED or ELECTRONIC SIGNATURES SHALL BE CONSIDERED FOR ALL INTENTS AND PURPOSES AS LEGAL AND FULLY BINDING AS IF SIGNED BY HAND.

Name (Print): _____ Phone: _____

Signature: _____ Date: _____

Address: _____ City: _____ State: ___ Zip Code: _____