



SANTA FE HOME & GARDEN CENTER WITH REAL PROPERTY INCLUDED

Four seasons retail business with over 40 years of success



<i>Listing Price:</i>	\$2,500,000	<i>FF&E:</i>	\$272,718	<i>Employees:</i>	6 FT, 2 PT
<i>Gross Revenue:</i>	\$2,705,895	<i>Inventory:</i>	\$395,000	<i>Year Started:</i>	1977
<i>Cash Flow:</i>	\$333,217	<i>Leasehold Improvements:</i>	\$115,564	<i>Real Estate</i>	\$1,250,000 (included)

This green Santa Fe business has been a destination for products for the home, hearth and garden for over forty years. The real estate is included in the price, opening up attractive financing options. The expansive showroom provides an inviting space for the display of top North American and European brands.

Sales are year-round and competition is minimal. The brand draws homeowners, contractors and landscapers throughout Northern New Mexico. It works with customers to bring style, greenery, warmth and energy cost-savings to their residential remodel and new construction projects. Its reputation for quality is unchallenged.

Seller's Discretionary Cash flow is inclusive of rental income (expense).

TRAINING

The Seller is dedicated to providing a smooth transition to new owners. An experienced staff, finely-tuned systems and processes, and new state-of-the-art POS, workstations and upgraded software will support new owner's ongoing success.

FACILITIES

The well-maintained facility is in turnkey condition. It has been specifically adapted for this business' needs. The current owners have invested over \$115,000 in this facility, including \$42,000-worth of improvements in the last six years. Rarely does a centrally located commercial real estate of this size, condition and amenities come on the market.

<i>Status:</i>	Currently owned by Seller and to convey with new owners
<i>Value of Property & Improvements:</i>	\$1,250,000
<i>Lot Size:</i>	1.3 Acres
<i>Building Size:</i>	7000-plus SF
<i>Rent:</i>	Not Applicable
<i>Expiration Date:</i>	Not Applicable

COMPETITION

Quality, selection and reputation make this business stand out. No other local business carries its selection or unique product mix. This business enjoys an exclusive relationship with many of the product lines it carries.

GROWTH AND EXPANSION OPPORTUNITIES

New owners can grow this business by introducing complementary services, products and maintenance contracts.

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: _____