

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 404-3294

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS
for
SALE****\$1M++ per YEAR
UPSCALE
LIQUOR STORE
in NAPLES, FL****FCBBA#: 9400757****DESCRIPTION :**

They drink when times are good, and they drink when times are bad. Either way, they have to get the stuff someplace. And this popular, upscale Naples liquor and wine store is where they go--to the tune of over \$1 million a year in consistent annual sales. ASSET SALE. This purveyor of fine spirits is located near some of Naples' most affluent gated communities--only a mile and half from the Gulf beaches. Top shelf liquors and wines with hard-to-find specialties make for high average ticket sales. Excellent selection of high-margin upscale wines. Choose some fine cigars from one of the humidors, and you are set for the evening. Easy-to-use touch-screen point of sale system keeps track of sales, cost of goods, tax, and inventory. Price includes a Collier County 3PS liquor license and \$90,000 of wholesale inventory plus all furniture and fixtures. Color brochure by e-mail.

FINANCIAL:**ASSET SALE--
FINANCIAL DATA FOR
HISTORICAL
REFERENCE ONLY.**

	2009 P&L	2008 Tax Return	2007 Tax Return
Revenues	\$1,072,641	\$1,067,587	\$1,139,347
Owner's Benefit:	\$86,304	\$70,868	\$62,855

GENERAL:

Inventory:	\$90,000	<<included
Liquor License (Collier County FL)	\$275,000	<<included
Furniture & Equipment	\$44,950	<<included
Leasehold:	\$32,300	<<included
Total Assets:	\$442,250	

Inventory Amount Certified

List Price: \$275,000 (License @ \$225,000,
Down Payment: \$275,000 Inventory+FFE @ \$50,000)

Building type: shopping mall unit**Square Feet:** 2,400**Premises for Sale or Leased ?:** leased**CONTACT:****Dick Naedel (239) 250-3133****Dick@SAGEFLA.com**

IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—

Please fill-in the Confidentiality Agreement (next page) :

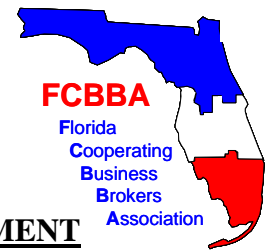
- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

FAX back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898



FLORIDA BUSINESS BROKERS ASSOCIATION
STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or assigns, herein known as PROSPECT,

acknowledges and agrees that PROSPECT approached Dick Naedel of SAGE Commercial Properties & Business Brokerage, Inc., 9130 Galleria Court, Naples, FL 34109, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING # (9400757), BUSINESS TYPE (Retail), BUSINESS DESCRIPTION (\$Million per Year Liquor Store in Naples FL)

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and BROKER (2), including fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.