

SAGE

COMMERCIAL REAL ESTATE
BROKERAGE

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SBA-Lender Pre-Qualified

SUCCESSFUL HEALTH FOOD STORE NAPLES, FL

AFLBB#:9400862

**BUSINESS
for
SALE**



DESCRIPTION :

SUCCESSFUL HEALTH FOOD STORE, OWNER BENEFIT OVER \$115,000. Located for 25 years in an active Publix Shopping Center with other national and regional retail, banking and food service brands. This is a full service store offering organic groceries, produce, progressive nutraceuticals, vitamins, herbs, homeopathics, fitness and dietary products. E2 visa candidate. The key to the consistent success is the primary mission to help people achieve optimum health through the use of foods and supplementation. The staff is knowledgeable, friendly and ethical, with dedication to help customers achieve better health through products, direction and discussion. This culture has produced a large, loyal and consistent customer base. Sale Price includes \$250,000 of current inventory at seller's cost. Current owner manages another store. Owner Benefit includes an add back for an owner manager, however the current store manager will remain in place if requested. This business is SBA Lender Pre-Qualified.

FINANCIAL:

| | 2015 P&L | 2014 tax return | 2013 tax return |
|---------------------------------------|-----------|----------------------|----------------------|
| Revenues | \$605,000 | \$586,533 | \$589,259 |
| Owners Benefit | \$115,286 | \$99,424 | \$97,416 |
| Inventory: | \$250,000 | << included in price | << included in price |
| Furniture, Fixtures & Equipment (FFE) | \$120,000 | << included in price | << included in price |
| Total Assets: | \$370,000 | << included in price | << included in price |

GENERAL:

| | |
|-------------------------|-------------|
| List Price: | \$475,000 |
| Estimated Closing Cost: | \$19,550 |
| Total Project Costs: | \$494,550 |
| Down Payment: | \$71,250 |
| Wells Fargo SBA Loan: | \$423,300 |
| Term: | 10 years |
| Rate: | 6.25% FIXED |
| Payment: | \$4,785 |

CONTACT:

Ron Lukowiak (239) 776-0253 ron.lukowiak@comcast.net

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: Ron Lukowiak, Business Broker

FAX: 1-(866) 848-5898



ron.lukowiak@comcast.net

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 Ron Lukowiak of SAGE Commercial Properties & Business Brokerage, Inc., 11983 Tamiami Trail N., Naples, FL 34110, 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 # (9400862), BUSINESS TYPE (Retail), BUSINESS DESCRIPTION (Successful Health Food 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.

2 PROSPECT (1) [Signature] DATE 3

PROSPECT (1) [Signature] DATE

4 TELEPHONE NUMBER

TELEPHONE NUMBER

5 STREET

STREET

CITY STATE ZIP

CITY STATE ZIP

6 E-MAIL

E-MAIL