

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERS

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

REDUCED**OWNER FINANCING****SOLD****TANNING SALON w/
PRODUCT BOUTIQUE
in NAPLES, FL****AFLBB#: 9400867**BUSINESS
for
SALE

DESCRIPTION :

Turnkey Tanning Salon. Opportunity to own a recently renovated and updated tanning salon in north Naples FL. Computer-controls all aspects of the business from booth timing to billing. 3,000-customer email list on new computer. Located at a Publix-anchored shopping center. Situated at intersection of two of Naples' major traffic corridors--30,000 cars/day traffic flow. Near several upscale gated communities. E2 visa candidate. Seller financing. Excellent lease and parking. Heavy CASH business. Absentee operation possible. Customer can choose from several tanning rooms for a variety of different tanning equipment options--both beds and booths. Another customer favorite is the Versapro computerized spray tans newest model. 2 weeks training. Color brochure with detailed demographic analysis by e-mail.

FINANCIAL:

Nov 1 2015-Oct 31 2016

Revenues	\$154,858	
Owner's Benefit:	\$72,746	
Inventory	\$1,000	<<included in price
Furniture Fixtures & Equipment (FFE):	\$92,000	<<included in price
Leasehold Improvements:	\$35,000	<<included in price
Total Assets:	\$128,000	<<included in price

GENERAL:

List Price: \$69,900**Down Payment: \$49,500****Owner-Financed Portion: \$20,400****# Months Financed: 24****Interest Rate: 6.0%****Monthly Payment: (\$904)**

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

dick@sagefla.com



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., 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 #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400867, Personal Service, Tanning Salon with Product Boutique 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 both parties, numbered 2 through 6. Includes fields for PROSPECT (1) [Signature], DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.