

SAGECOMMERCIAL PROPERTIES
&
BUSINESS BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS
for
SALE****U.S. POST OFFICE
CONTRACT UNIT
& GIFT SHOP
in SW FL****AFLBB#: 9400887****DESCRIPTION :**

Well-established U.S Post Office Contract Unit and gift shop in Southwest Florida. In business over 10 years. Excellent location in high visibility Publix-anchored shopping center. Easy access, plenty of parking. New A/C system. Carries a variety of souvenirs, accessories, small gift items and custom-made greeting cards. Customers can have their purchases gift wrapped and packed for shipping right on the premises and sent out directly from the store's U.S. Postal Service facility. USPS facility brings in heavy customer traffic flow year-round. Postal patron flow continues with locals throughout the off-season summer months. 2 weeks training. Color brochure with detailed demographic analysis by e-mail.

FINANCIAL:

	2016 tax return	2015 tax return	2014 tax return
Revenues	\$692,850	\$727,083	\$690,937
Owner's Benefit:	\$43,529	\$46,314	\$28,254

GENERAL:

Inventory:	\$40,000	<< included in price
Furniture, Fixtures & Equipment (FFE)	\$25,000	<< included in price
Leasehold Improvements:	\$100,000	<< included in price
Total Assets:	\$165,000	<< included in price

List Price: \$99,000**Down Payment: \$99,000****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 both 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: 9400887, Retail, U.S. Post Office Contract Unit and Gift Shop in SW 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 (3). Includes fields for TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.