

11983 Tamiami Trail N. ● Naples, Florida 34110 Phone (239) 250-3133 FAX 1-(866) 848-5898 www.SAGEFLA.com

for SALE

MARINE CONSTRUCTION: DOCKS, BOAT LIFTS, and SEAWALLS **Gulfcoast FL**

AFLBB#: 9400909



DESCRIPTION:

Established marine construction business on the Gulfcoast of Florida. In 4th decade of operations with excellent reputation in the design and construction of custom docks, boatlifts and seawalls for upscale waterfront properties. Fully equipped and staffed. Pre-qualified by SBA-backed lender. Start-to-finish project management, including environmental permitting, design review, construction supervision, and progress inspections. High quality components and materials. E-2 visa candidate. Product warranty and multiyear service contracts offered to provide customers peace of mind. Fully licensed and insured. Requires FL General Contractor's license. Free training. Color brochure with financial data and detailed demographic analysis by e-mail.

FINANCIAL:

	2019 tax return	2018 tax return	2017 tax return	2016 tax return
Revenues	\$2,805,036	\$3,299,599	\$2,634,724	\$2,522,158
Owner's Benefit:	\$411,045	\$470,182	\$331,212	\$430,118

GENERAL:

Inventory:	\$20,000	<< included in price
Furniture, Fixtures & Equipment (FFE)	\$823,300	<< included in price
Total Tangible Assets:	\$843,300	<< included in price

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Down Payment:	\$280,000	<< 15.6% DP		
Total Loan Amount:	\$1,583,000			
Interest Rate;	Prime + 2.50%			
Monthly Payment:	\$19,208			
Additional Working Capital Line of Credit:	\$125.000	<< SBA Express Credit	L.O.C. made available to E	Borrower

CONTACT:

Dick Naedel

(239) 250-3133

List Price: \$1,800,000

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

SAGE COMMERCIAL PROPERTIES
BUSINESS BROKERAGE

AFLBB
Alliance of
FLorida
Business
Brokers

and/or

dick@sagefla.com

FLORIDA BUSINESS BROKERS ASSOCIATION STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT

TRANSACTION BROKER

1)						
4)(print	name)					
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assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached **Dick Naedel** of <u>SAGE Commercial Properties & Business Brokerage</u>, <u>Inc., 11983 Tamiami Trail N., Naples, FL 34110</u>, 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:

<u>LISTING # BUSINESS TYPE</u> <u>BUSINESS DESCRIPTION</u>

9400909 Construction Design & Construction of Docks, Boatlifts and Seawalls: Gulf Coast 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, will not be used to compete with the SELLER and that PROSPECT shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself and the PROSPECT'S sole purpose in seeking information about the business is to purchase a business. In the event that PROSPECT violates this confidentiality covenant or any other covenant herein with respect to SELLER, then BROKER, Listing BROKER and SELLER shall be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. The same remedies shall be afforded and available to the BROKER in the event that the PROSPECT and/or the SELLER circumvent the BROKER shall be deemed to include all and any other BROKERS with whom BROKER is co-operating.

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 and can be relied upon when considering the purchase of said business opportunity of SELLER. PROSPECT acknowledges that PROSPECT has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information supplied to BROKER by SELLER and to examine any and all applicable documentation relevant to the transaction.

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, including but not limited to the compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater and PROSPECT further agrees in terms of Section 475.42(1)(j) of the Florida Statutes, the BROKER at BUYER'S expense shall have the right to place any appropriate lien and encumbrance on the business and real estate or both, necessary to collect any compensation and this shall be the necessary authorization and consent as is required by the Statute. BUYER further grants BROKER a security interest under the FLORIDA UNIFORM COMMERCIAL CODE in and to all furniture, fixtures, inventory, accounts receivable and general tangibles of the BUSINESS as security for such commissions due in the future arising out of any options which a BUYER may subsequently exercise and authorizes BROKER to file this Agreement as a financing statement to perfect such security interest. For the purpose hereof the prospect shall include any corporation, which the BUYER may use to purchase the said business.

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 parties agree that jurisdiction and venue with venue for the entry of judgment upon said judgment shall be in Collier County, Florida. The court is directed to award the expenses of the lawsuit, all reasonable attorney's fees and costs, to the prevailing party in the lawsuit. No action shall be entertained if filed more than two years subsequent to the date the cause (s) of action actually occurred regardless of whether damages were otherwise as of said time calculable. The Broker shall be entitled to all information and copies of all documents relating to the lawsuit from the parties. In any event the Broker shall be entitled to a copy of all filings, pleadings and rulings within 5 days after such papers are issued.

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. The Prospect acknowledges receiving a copy of this document. An electronic transmission of this document and any signatures shall be considered for all purposes as originals.

2	3)		
PROSPECT (1) [Signature]		DATE	PROSPECT (1) [Signature]	DATE
4				
TELEPHONE NUMBER			TELEPHONE NUMBER	
5				
STREET			STREET	
CITY	STATE	ZIP	CITY STATE	ZIP
6				
E-MAIL			E-MAIL	

<u>Broker</u>: SAGE Commercial Properties & Business Brokerage, Inc. ● 11983 Tamiami Trail N. ● Naples, FL 34110 <u>Phone</u>: (239) 250-3133 <u>FAX</u>: 1-(866) 848-5898 <u>Agent Sending</u>: Dick Naedel <u>dick@sagefla.com</u>



FINANCIAL PROFILE STRICTLY CONFIDENTIAL

	STRICTLY CONFIDENTIAL
Name(s):	
Street Address:	
City: State:	Zip Code:
Agasta	
Assets	
Cash on Hand and in Bank	
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	• .
Household furnishings & other personal eff	ects
Other Assets (Itemized)	
1	Total Assets
Liabilities and Net Worth	
Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	
Total	 Liabilities
	Net Worth
Source of Income	ver vvortii
Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Pool Estata Incomo	
Other Income	
Total In	come
10001	
You have permission to contact my Banker fo	r verification:
1	
Bank Contact_	
PH	
The undersigned certifies that this information	n was provided by him/her and is true and correct.
Signature(s)	PH
	_
	Date