



COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS  
for  
SALE**

**INDEPENDENT  
PRE-OWNED  
AUTO RENTAL  
in NAPLES, FL**

**FBBA#: 9400318**



**DESCRIPTION :**

Independent automobile rental company. Located in north Naples industrial center, established for nine years. Business increasing despite recession--2008 projecting 25% increase over 2007. Pre-owned vehicles rented by the day, week or month to locals, snowbirds, and high-season tourists. Business niche: they pick up incoming tourists at airport, drive them back to the rentals, later re-deliver customer back to airport when visit is over. Loyal customer base, heavy repeat business. Vehicles are all pre-owned, bought and sold at wholesale. Sales price includes 30 vehicles. Easy business to operate, can be run by one person making appointments using a cell phone. Complete training included. Color brochure includes financial details & photos.

**FINANCIAL:**

	2008 Pro Forma	2007 Tax Return	2006 Tax Return	2005 Tax Return
Revenues	\$169,743	\$164,917	\$152,439	\$144,844
Owner's Benefit:	\$74,500	\$80,139	\$49,482	\$53,615
Inventory	\$99,000	(price includes 30 autos @ \$3300 ea)		
Furniture & Equipment	\$20,000	<< included		
Total Assets:	\$119,000			

**GENERAL:**

List Price: \$175,000  
 Loan Closing Costs (see next page): \$13,000 pre-qualified by Preferred SBA Lender  
 Additional Working Capital to Buyer: \$50,000  
 Total Project Cost: \$238,000  
 Down Payment: \$48,000  
 SBA -Backed Loan Amount: \$190,000  
 # Months Financed: 120  
 Interest Rate: 7.75% (terms subject to change without notice)  
 Monthly Payment: (\$2,280)

Building type: industrial condo  
 Square Feet: 1800SF (1350SF floor plus 450SF loft/apt.)  
 Premises for Sale or Leased?: for sale (may be leased at \$1350/mo-NNN)  
 Real Estate Price If Separate: \$350,000 (optionally available--OWNER FINANCING AVAILABLE)  
 Total Monthly Rent (w/ Taxes, CAM, etc.): \$1750/mo (incl CAM)

**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) :

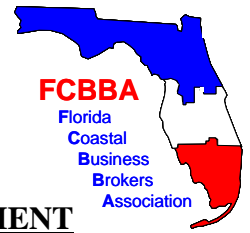
- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

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 #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400318, Service, Independent Pre-Owned Auto Rental 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 PROSPECT (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.