

SAGECOMMERCIAL PROPERTY
&
BUSINESS BROKER

9130 Galleria Court • Naples, Florida 34109

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

SOLD**BUSINESS
for
SALE****CUSTOM
SIGN MAKER
in SW FL**

CORNER AVAILABLE
Dick Naedel
239-250-3133
www.SAGEFLA.com
Suite 105

SHIRTS SOLD HERE
\$21.95 NOW \$20
Choose Your Number
How Many

STOP

NAPLES FINEST
T & BODY SHOP

WATCH BATTERIES REPLACED

OPEN DAILY SPECIALS
INSIDE OR OUTSIDE DINING
SEAT YOURSELF
WE HAVE GATOR TAIL
CASH FOR JUNK & USED CARS

AFLBB#: 9400751**DESCRIPTION :**

Since 1985 this sign maker has been making custom signs for businesses, hotels, restaurants, local government, realtors, politicians--anyone who needs a permanent or temporary sign. Signs in paper, metal, plastics, stone, magnets, decals, bumper stickers and other materials--all sizes, shapes and colors. Free-standing, wall--mounted, on posts and frames, billboards, vehicles, even people. Covers Naples, Ft. Myers, Bonita Springs, and Marco Island. People want to buy signs when business is good, people have to buy signs when business is bad. Computerized system allows you to create new artwork or use existing signs or images and re-create them via a 54" wide, digital multi-media printer. Customers can even e-mail in a picture and it can be transformed into a sign. High margins with low fixed costs. Training included. Color brochure.

FINANCIAL:

	2012 P&L	2011 P&L	2010 P&L	2009 P&L
Revenues	\$185,952	\$175,643	\$205,688	\$246,780
Owner's Benefit:	\$73,615	\$46,755	\$53,490	\$63,823
Inventory:	\$5,000			<< included in price
Furniture & Equipment:	\$80,000			<< included in price
Leasehold:	\$10,000			<< included in price
Total Assets:	\$95,000			

GENERAL:**List Price: \$120,000****Down Payment: \$120,000**

Building type: unit in industrial strip center

Square Feet: 1,600

Premises for Sale or Leased?: leased

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: 9400751, Service, Custom Sign Maker 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.

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