

**SAGE**COMMERCIAL REAL ESTATE  
BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**SBA-Lender Pre-Qualified**BUSINESS  
for  
SALE**SOLD****DRY CLEANING PLANT w/  
3 DROPOFF LOCATIONS  
SW FL****AFLBB#: 9400908**

DESCRIPTION

Established dry cleaning plant with 3 retail drop-off locations. Completely staffed, turnkey operation. Stable business with three separate revenue sources: --retail stores, --wholesale contract partnering with local dry cleaning retail stores, --house accounts with several major local hotels, hospitality facilities and restaurants. Pre-qualified by SBA-backed lender. E-2 visa candidate. Pick-up and delivery for house accounts and retail drop-off partners. Alterations offered at all retail locations. Diversified revenue sources minimize impacts from seasonality or recessions. Well-outfitted, large plant in industrial park, plenty of production capacity. Free training. Color brochure with financial data and detailed demographic analysis by e-mail.

FINANCIAL:

		<b>2018 Tax Return</b>	
	Revenues:	\$967,977	
	Owner's Benefit:	\$245,381	

GENERAL:

	Inventory:	\$80,000	<< included in price
	Furniture, Fixtures & Equipment (FFE)	\$265,000	<< included in price
	Total Tangible Assets:	\$345,000	<< included in price

	<b>List Price:</b>	\$750,000
	<b>Down Payment:</b>	\$250,000
	<b>Term:</b>	120 months
	<b>Interest Rate:</b>	Prime + 2.50%
	<b>Payment:</b>	\$6,270/mo.
	<b>Additional Working Capital Line of Credit Available to Buyer:</b>	\$100,000

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: 9400908, Service, Retail, Dry Cleaning Plant with 3 Dropoff Locations—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 (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.



COMMERCIAL PROPERTIES  
BUSINESS BROKERAGE

**FINANCIAL PROFILE  
STRICTLY CONFIDENTIAL**

Name(s):

Street Address:

City : State: Zip Code :

**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 effects	
Other Assets (Itemized)	

**Total Assets**

**Liabilities and Net Worth**

Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	

**Total Liabilities  
Net Worth**

**Source of Income**

Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

**Total Income**

You have permission to contact my Banker for verification:

Bank \_\_\_\_\_ Contact \_\_\_\_\_  
PH \_\_\_\_\_

The undersigned certifies that this information was provided by him/her and is true and correct.

Signature(s) \_\_\_\_\_ PH \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_