



Light Manufacturing in Mountains: Design/Build

- + **Specialty Commercial Products: B2B**
Sales to local, regional and national businesses (B2B) include an expanding mix of products & services.
- + **Nationally recognized and respected company!**
Business has an exceptional brand & product mix
- + **Very skilled team of employees, managers in place.**
Top industry mix of computer & production tools incl.
- + **Great opportunity for experienced or new-to-industry operator - with strong management & marketing acumen.**
Excellent employee team in place for production & installation.

Financial Synopsis

Sale Price (w/Inventory & Assets):	\$ 1,249,000
Seller Discr. Earnings (2015):	\$ 281,000
Leasehold, Equipment & Vehicles (incl.):	\$ 300,000
Inventory (Raw Materials @ cost):	\$ 12,000

Occupancy Information

Lease Occupancy Rate:	\$21/sf
Approx. Leasehold (SF):	5,600
Location:	Premier Mountain Resort
Lease:	5yr + 5yr Options (15+)

Business Synopsis

Location:	Premier Mountain Resort
Operation History:	20+ yrs
Employees:	Experienced Team 5-10
Hours:	Normal Business M-F

More Information

Business format (current):	S.Corp
Sale format:	Asset sale
Reason for sale:	Retirement
Training & Familiarize:	200 hrs incl.
Financing:	Buyer 20-25% + SBA/Seller

Business Description

This Design/Build Light Manufacturing Business is located in a Premier Mountain Resort Market. It has excellent Revenue and Earnings growth, consistent & high Gross Profit; stronger than its Specialty Trades/Service industry peers. Business sells a wide array of customized in-house produced visual communications to local, regional, national and international markets. They are adding products & services to expand their offering to existing and new client base. Great opportunity for Buyer with Management and Marketing acumen. Buyer need not know how to machine/fabricate in order to successfully operate this business. Very talented design, production & technical team on-staff. Owner will offer Familiarization and Operational Training up to 200 hrs. Business is located in high visibility Resort Market location, with a long-term lease. Recent tenant improvements plus infrastructure investments join leading-edge technology tools. Business' products are primarily fitted to commercial environments, very unique and industry leading. Highest quality, style and function are hallmarks of this business. Very impressive asset-mix included in this business: vehicles, specialized equipment add to an extensive production asset mix. Business has low CapX needs.

Company has smooth monthly revenue performance, low inventory costs. Popular applications in regional/national/international commercial environments. Business offers a creative outlet for industrial/contemporary design in mostly commercial applications, and is highly rated and respected. Good marketing and sales tools in place. Very strong Brand in their industry - internationally recognized.

Unique Specialty-Trades opportunity in Colorado Mountain Resort Community!

Detailed financial & operational information along with photos, are available.

Contact Mountain Ghost, LLC to provide indication of buyer qualifications and execute a Confidential Disclosure.

Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by an Sale Agreement. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a Seller Agent of Seller and does not represent Purchaser in the sale of this business. Information contained herein, and the notice of this Business-Sale, are Confidential.

Mountain Ghost, LLC ♦ PO Box 713 ♦ Breckenridge, Colorado 80424 ♦ MtnGhost04@yahoo.com

Cell: (970) 485.9488 ♦ Fax: (970) 547.4754 ♦ www.MountainGhost.Net

Thom Beckett, Mountain Ghost, LLC is licensed with Front Range Business, Inc. (www.frontrangebusiness.com)