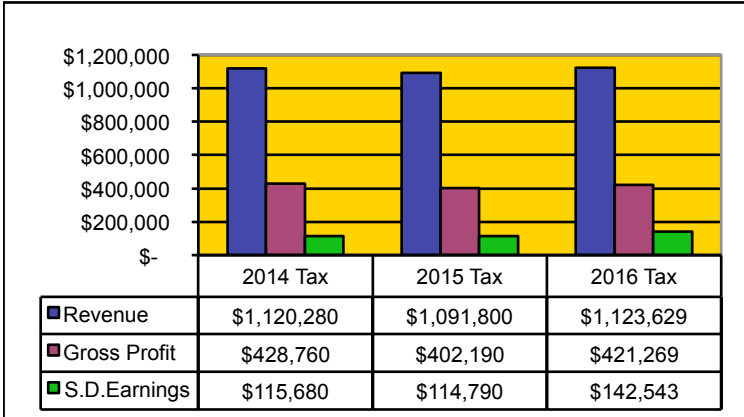


MOUNTAIN GHOST LLC

PO Box 713
Breckenridge, CO 80424

MtnGhost04@yahoo.com
MountainGhost.net

Thom Beckett, CBI
Leader



Specialty Outdoor Retailer serves Wind River Mtns

+ Camping, Hiking, Climbing Specialty Retailer serving the Wind River Mountains.

+ Excellent Employee Team assists Management/Buying.
Vendor mix includes top names in the industry!

+ Product mix includes Lifestyle & Technical Wear, Footwear, Backpacking, Climbing, Camping & Accessories.

+ Top of Industry Information & Operational Systems.
Excellent tools in place for smart management & growth.

+Real Estate Purchase Available OR Excellent Lease!

Financial Synopsis

Asking Price (w/Inventory & Assets):	\$ 439,000
Seller Discretionary Earnings (3yr Avg.):	\$ 142,500
Fixtures, Equipment + Leasehold	\$ 75,000
Inventory (Included @ cost)	\$ 300,000

Business Synopsis

Location:	Rocky Mountain Region
Operation History:	26 years
Employees:	6-10 Seasonal
Hours:	7 days 9-7p

Notes & Comments:

This retail business rewards your love for outdoor recreation with a career including great client, employee & vendor relationships. 2016 growth of 3% with stronger profits & lower expenses! Few careers offer this fulfillment; serving outdoor recreationalists! World-Class shop in a wonderful community; this business has a reputation as rich as the local natural resources, fulfilled with premier product lines, enthusiastic staff and local/visitor clientele. Built with hard work & commitment, this business is solidly rooted in the community with strong location & community events. High demand Hard & Softgood vendor relationships reflect the commitment to quality along with regular capital improvements... all complemented by professional employee team & systems. The POS Information System (computers & software) and Website are regularly updated. Owner is active in the business and has developed a life-balance through talented staff. Store is very well respected in the industry. Pursue your dreams in owning a unique recreation business, nestled in wonderful community with great schools, mature business district, abundant natural resources.

This retailer serves Summer & Winter recreation segments with specialty technical-wear, lifestyle clothing, footwear, climbing, camping, hiking & backpacking... reflecting the industry's top vendors. Well marketed with an active/current CRM database, print & web promotions and professional management systems. Excellent staff assist Owner in day/day controls. Very well managed - you'll own this business, it won't own you! Qualified Buyer brings 20-25%; SBA & Seller to provide accompanying financing. Related retail or management experience preferred.

This is a landmark opportunity, please act quickly!

Detailed financial & operational information 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 a Broker Agreement and Questionnaire. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a fiduciary 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 ♦ Web: www.frontrangebusiness.com

Thom Beckett, Mountain Ghost, LLC is licensed with Front Range Business, Inc.

Occupancy Information

Base-Lease:	\$36,000/yr Gross Occ.
Total square feet:	7,000sf
Location:	Rocky Mountains
Lease:	5yr Base + 5yr Options/ROFO

More Information

Website:	Excellent Website & Social Media
Sale format:	Asset sale
Reason for sale:	Retirement
Training & Familiarize:	125 hrs
Financing:	Buyer 25% + SBA/Seller