



CO Mtn Resort Property Rental & Management

+ Independent, Premier Property Rental & Management Company operating in Colorado Mountain Resort!

+ Business Performance at Top of Industry Metrics!
Excellent Profitability: EBITDA & Seller's Discretionary!

+ Resort has Top Performing Summer & Winter Economy!
Growing tourism, sales tax & rental rates in strong market!

+ Exceptional Employee Management & Operations Team
Key Management are longstanding, very professional!

+ Longstanding/Perennial Homeowner Clients!

Financial Synopsis

Asking Price (Business):	\$ 850,000
Seller Discr. Earnings (2017):	\$ 281,230
Adjusted EBITDA (2017):	\$ 277,230
Equipment & Vehicle Assets:	\$ 80,000

Occupancy Information

Administrative Office Lease:	\$27/sf Gross
Leased Office Size(sf):	~ 1,200sf
Location:	Easy Access/Plentiful Parking
Lease:	Current to 2028 +Options

Business Synopsis

Location:	CO Mtn Resort Town
Operation History:	10+ years
Employees:	6+ FTE
Hours:	9a-5p (Mo-Fr)

More Information

Sale format:	Asset Sale
Reason for sale:	Retirement
Training & Familiarize:	150 hrs (negotiable)
Financing:	Buyer 25% + SBA (Seller)

Notes & Comments:

This Property Rental & Management Business is a great acquisition for a successful professional looking to apply their management, sales & marketing skills. The key-employee team (6+) assists with day to day operations & maintenance. This specialty-service business offers a vibrant social and professional environment. The business has an excellent mix of property rentals central to these internationally recognized winter & summer destination communities, experiencing regular growth. Their annual homeowner contracts have a high renewal rate, with longstanding & repeat clients. Business has an excellent location with high visibility & plentiful parking! The central office includes a long-term lease or may be purchased. Strong employee team allows owner freedom, while enjoying an active role! Business is experiencing growth in both winter and summer seasons. This business's service mix is unique in this area, limited competition. Opportunity for continued growth is strong!

The local communities & resorts continue to invest in infrastructure improvements, capacity and amenities which supports this company's growth! Business is well positioned to expand their property mix, and additional client services. Employees & computerized operations assist in day/day controls. Local market and business are performing well 2014 - 2017, accompanying their 10+ year company history. Local area generates more ski-users than the State of Utah or Vermont! Qualified Buyer brings 25%; SBA and Seller may assist with financing.

Excellent opportunity with a growing business in a World Class CO Mountain Resort Community!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost 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, MG 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.

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