M O U N T A I N
G H O S T LLC

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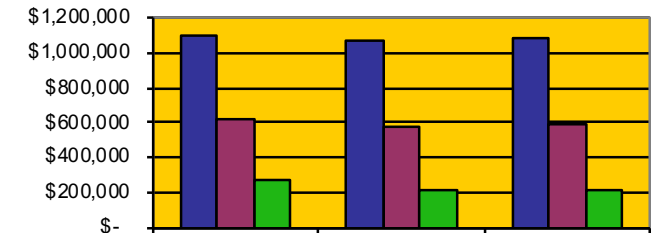
**Thom Beckett, CBI**
Leader




| | 2016 Tax | 2017 Tax | 2018 Tax |
|---|---|---|---|
| Revenue | $1,093,000 | $1,066,600 | $1,082,800 |
| Gross Profit | $619,800 | $585,000 | $593,300 |
| S.D. Earnings | $272,900 | $223,400 | $212,800 |

## Rocky Mountains Specialty Retail Business!

**+ Unique Retailer - Defensible Position in Market!**
Top performer within their industry & vendors.

**+ Business Performance Exceeds Industry Metrics!**
Inventory Turns 3.3x - 3.6x, High Sales/Sqr Foot!

**+ Strategically Placed in this High Performance Market!**
Great platform to expand retail floor & add services/products!

**+ Excellent Lease & Location in Downtown Resort!**
High Visibility & Pedestrian Access, Plentiful Parking.

**+ Destination Business with Regional Appeal!**

### Financial Synopsis

| | | |
|---|---|---|
| **Asking Price (w/Inventory & Assets):** | **$** | **959,000** |
| **Seller Discr. Earnings (2017/18)** | **$** | **223,000** |
| **Fixtures & Equipment (included)** | **$** | **50,000** |
| **Inventory @ wholesale (included)** | **$** | **135,000** |

### Occupancy Information

| | |
|---|---|
| Base-Lease Rate: | $40/sf +NN |
| Total square feet: | 2,000sf Retail |
| Location: | Mountain Resort |
| Lease: | Current to 2024 +Options |

### Business Synopsis

| | |
|---|---|
| Location: | Rocky Mountain Resort |
| Operation History: | 10+ years |
| Employees: | 4 - 6 FTE |
| Hours: | Retail Hrs (7dys) |

### More Information

| | |
|---|---|
| Current Business Format: | S.Corp |
| Sale format: | Asset Sale |
| Reason for sale: | Retirement |
| Training & Familiarize: | 150 hrs Negotiable |
| Financing: | Buyer + SBA 90-100% |

### Notes & Comments:

This Specialty Retail Business rewards your enthusiasm for the Rocky Mountain lifestyle with a business surrounded by top of industry products! They've earned an excellent position within a strong national & international destination market, are well-branded and recognized as a top industry performer. Excellent product mix includes high-turn inventory with top of industry margins! Business has a strong history and metrics at the top of their peers! Includes computerized inventory/sales systems, professional/CPA prepared financials. The Lease is active to 2024 with Option to Extend. Employee team is well-trained with extensive industry experience. This is a great business for a strategic-buyer or owner-operator with opportunities to grow through introduction of new products and promotions or expansion of retail space! Inventory levels are managed efficiently - generating top of industry Gross Profit, Inventory-Turns and Earnings Productivity!

This retailer serves local residents & seasonal tourism. Business has an excellent lease & location with high visibility and plentiful parking. Professional operational and financial software tools in place. Market and business are performing well in 2019, continuing recent years' performance. Assets are current, well managed (displays, computers). Qualified Buyer brings 25-100% of acquisition; SBA and Seller may assist with financing. Owner will assist in training/familiarization & transition of vendor & customer relationships.

**This business has a strong history! Excellent platform for continued growth!**

**Detailed financial & operational information with photos are available.**
Contact Mountain Ghost (MG) to provide indication of buyer qualifications and execute a Confidentiality Agreement.
Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

*This information has been furnished by the Seller, as evidenced by a Broker Agreement/Questionnaire. 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 herin, and the notice of this Business-Sale, are Confidential.*

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