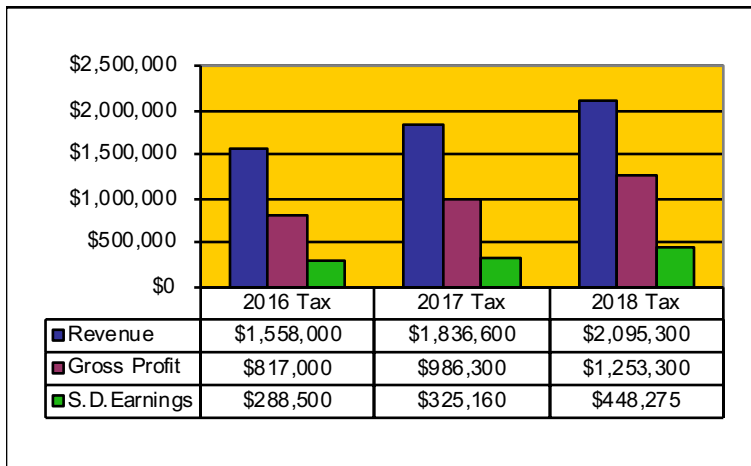


MOUNTAIN GHOST LLC

PO Box 713
Breckenridge, CO 80424

MtnGhost04@yahoo.com
MountainGhost.net

Thom Beckett, CBI
Leader



Independent Tire & Service Center in Mountains!

- + Tire & Auto Service Center is very well established in this mountain market. Longstanding History.
- + Excellent Location; High Visibility & Parking!
Great location, plentiful parking, easy access.
- + Strong Growth Expected to Continue!
- + Business has Great Operating Metrics, Asset Mix.
Long Term Lease Included with Purchase Option.
- + Great opportunity for new-operator with business & management acumen. Industry experience not required.

Financial Synopsis

Sale Price (w/Inventory & Assets):	\$ 1,495,000
Seller Discr. Earnings (2019 ++ Growth!)	\$ 475,000
Fixtures & Equipment (incl.)	\$ 200,000
Inventory (incl. @ cost)	\$ 100,000

Business Synopsis

Location:	CO Mtn Resort Town
Operation History:	10+ years
Employees:	8 FTE + Seasonal
Hours:	Mon - Fri

Notes & Comments:

This Tire Retail & Auto Service Center is independently owned, not a franchise. Extensive history in this Northern CO Mountain Market, including long-standing employees and market presence. Business has an excellent location with high visibility, easy access, ample parking. This business is on a high traffic thoroughfare in a market that sees millions of annual visitors; a popular drive-in market for regional and national visitors, with high traffic in Summer and Winter seasons. Business has an excellent vendor mix, including the best products in the industry. This high-volume business earns the industry's best margins. Business has a strong employee team in mechanical and customer services. Seller to assist Buyer in learning business practices, vendor management, and industry tactics. Long Term Lease available. Looking for a buyer experienced in employee, brand and business management. Local market is growing with additional growth expected through changes in winter-driving tire legislation. Excellent employees, documented business practices make this business sale-ready. Industry experience not required!

This Tire & Service Center is growing at 14% - 18% per year - A Landmark Opportunity in the Colorado Resort Market!

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. 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.

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

Occupancy Information

Base-Lease Rate:	\$15/sf
Total square feet:	Over 4,000sf
Location:	Mtn Resort Market
Lease:	5yr Base + Extensions

More Information

Sale format:	Asset Sale
Reason for sale:	Retirement
Training & Familiarize:	150hrs + Consulting Avail.
Financing:	Buyer 20-25% + SBA/Seller