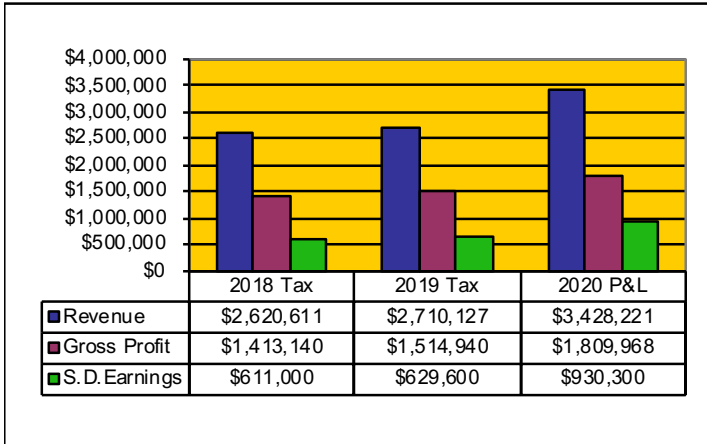
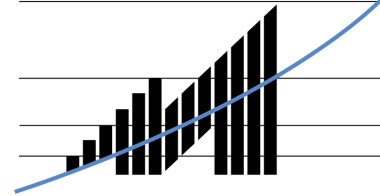


MOUNTAIN GHOST LLC

PO Box 713
Breckenridge, CO 80424

MtnGhost04@yahoo.com
MountainGhost.net

Thom Beckett, CBI
Leader



Bicycle Retailer in Colorado Front Range

+ Acclaimed Bicycle Business - Nationally Recognized!

Top Performer in the Industry and Community.

+ Business Performance Exceeds Industry Metrics!

Very strong Revenue, Sales/SF and Inventory Turns.

+ Strategically Placed in this High-Performance Market!

+ Management and Operational Team Manage Daily!

Employee team is very knowledgeable, highly trained.

+ Consistent Earnings Performance \$600,000/year!

Very competitive Lease, regular Asset & Shop Investments.

Financial Synopsis

Asking Price (incl. Inventory):	\$ 3,295,000
Seller Discretionary Earnings (SDE):	\$ 930,300
Fixtures & Equipment (incl.):	\$ 150,000
Inventory (incl. @ cost):	\$ 325,000

Business Synopsis

Employees:	9-11 FTE + Seasonal
Training & Familiarize:	150 hrs Negotiable

Occupancy Information

Base-Lease Rate:	\$20/sf NNN
Total square feet:	Over 5,000sf
Location:	Colorado Front Range
Lease:	Current to 2030 +Options

More Information

Sale format:	Asset Sale
Reason for sale:	Retirement

Notes & Comments:

This high performing bicycle retailer rewards your love for the outdoors with a career surrounded by enthusiastic employees & customers! Company has well-trained, mature management in place including sales, service, marketing and accounting. Well established in their market, decades in business, with a multi-generational clientele. Few careers offer this fulfillment and opportunity; surround yourself with products that benefit your customers' health and wellness, in a business with top of industry performance! This business has an excellent position within a very strong market, is professionally branded, and nationally recognized as a top industry performer. More than a bicycle shop, this is a professionally managed bicycle business. Company has excellent vendor lines, product mix, and metrics atop their peers! Sale includes all assets and computerized systems, professionally prepared financials. The Lease is active to 2030 and market competitive; Options for extension or real-estate purchase. Very strong employee team is professionally trained, with extensive industry experience. This is a great business for a new industry entrant, or experienced industry marketing or finance professional transitioning to self-employment. Applicants should love bicycles and people :)!

This shop serves new and experienced cyclists via retail, rental, professional services, and lifestyle products. Professionally marketed with an active customer database (100,000), print & web promotions and operational systems. Owner and staff manage day:day controls. Market and business continue to perform very well in 2021 - this business has grown 67% since 2016! Qualified Buyer brings 15% - 25% down-payment. SBA and Seller may assist with financing (Incentives from the SBA for your first-Six SBA Payments to be Forgiven!)

This business generated 26% growth in 2020, and 67% growth since 2016! Excellent Management & Employee Team!

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 MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by a Broker Agreement and Questionnaire. Accordingly, MG/FRB 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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