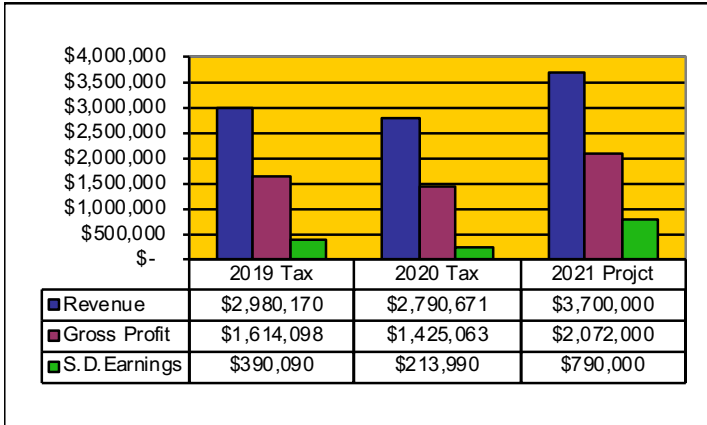
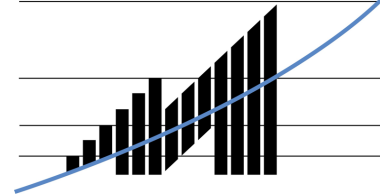


MOUNTAIN GHOST LLC

PO Box 713
Breckenridge, CO 80424

MtnGhost04@yahoo.com
MountainGhost.net

Thom Beckett, CBI
Leader



Colorado Specialty Ski Rental + Retail!

+ Acclaimed Retailer - Nationally Recognized!

Ski & Snowboard Rental, Retail, Specialty Services.

+ Excellent Product Mix for Winter & Summer Cash Flow!

+ Strategically Placed in this High Performance Market!

Strong and Growing Revenue & Profitability.

+ Excellent Employee Team - Management In Place!

Employee team is very knowledgeable, highly trained.

+ Destination Retailer with plentiful parking & visibility

Highly Visible, Plentiful Parking in Growing Community.

Financial Synopsis

Asking Price (Incl. Inventory & Assets):	\$ 1,995,000
Seller Discr. Earnings (2021 Projected)	\$ 790,000
Fixtures & Equipment (incl.)	\$ 150,000
Inventory Included (@ wholesale)	\$ 500,000

Business Synopsis

Operation History:	Multi-Decade History
Employees:	10 FTE + Seasonal
Hours:	Retail Hrs (7dys)
Current Business Format:	S.Corp

Occupancy Information

Base-Lease Rate:	\$26/sf Gross Cost
Location:	Colorado Front-Range
Lease:	Current to 2031 +Options
Parking:	Plentiful, Free

Business Sale

Sale format:	Asset Sale
Reason for sale:	Retirement
Training & Familiarize:	150 hrs Negotiable
Financing:	Buyer + SBA 90-100%

Notes & Comments:

This Specialty Ski Rental & Retail Shop rewards your enthusiasm for the Rocky-Mountain Lifestyle with top industry vendors & employee-team that are top of market! They've earned an excellent position within a very strong destination region, 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 2031 with Options for extension or future real-estate purchase. Excellent employee team that are well-trained with extensive experience. This is a great business for a strategic-buyer or owner-operator to apply their professional skills! This region and business are growing rapidly. The business manages their inventory levels very efficiently - generating top of industry Gross Profit, Inventory-Turns and Earnings Productivity!

This retailer serves a top destination market in Colorado, regularly ranked as one of the most desirable in the U.S. Professionally managed marketing plan, informative website and operational systems. Owner and staff manage day:day controls. This retailer's product mix generate strong year-round sales. Assets are current, well maintained (displays, computers, equipment). Excellent opportunity for marketing and management professional; SBA and Seller may assist with financing.

This is a Landmark Colorado Business! Excellent product-mix 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

The information contained has been furnished by the Seller. 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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