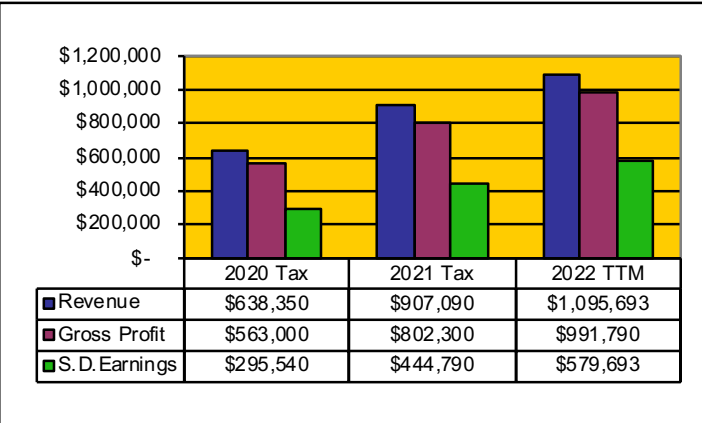


MOUNTAIN GHOST LLC

PO Box 713
Breckenridge, CO 80424

MtnGhost04@yahoo.com
MountainGhost.net

Thom Beckett, CBI
Leader



High Performance Ski/Board/Bike Rental Shop

- + **Business Generates 39% - 53% Return on Revenue!**
Top of Industry Earnings Performance!
- + **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.
- + **Rental Fleet is Updated/Expanded Annually!**
Business invests approx. \$70,000 Annually in Equipment!

Financial Synopsis

Asking Price (Incl. Inventory & Assets):	\$ 1,725,000
Seller Discr. Earnings (2022 T12m)	\$ 579,693
Fixtures & Equipment (FMV est.)	\$ 75,000
Rental & Retail Inventory (incl.)	\$ 322,000

Occupancy Information

Occupancy Cost	8.4% of Revenue TTM
Location:	CO Mountain Resort
Lease:	Current to October, 2027
Parking:	Plentiful, Free

Business Synopsis

Operation History:	Multi-Decade History
Employees:	4+ FTE + Seasonal
Hours:	Retail Hrs (7dys)
Current Business Format:	S.Corp

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/Snowboard/Bike Rental 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 a top industry performer. Business has a strong history and metrics at the top of their peers; Generating an astounding 39% - 53% Return on Revenue (Earnings) during 2019 - 2022! Includes computerized inventory/sales systems, professional/CPA prepared financials. The Lease is active to 2027 and available for extension. Excellent employee team that are well-trained with extensive experience; Management in place! This is a great business for a strategic-buyer or owner-operator to apply their professional skills! This region and business are growing rapidly.

This Rental + Retail Shop serves a top destination market in Colorado, regularly ranked as one of the most desirable in the U.S. Professionally managed, informative website with online reservations and computerized operational systems. 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.

Mountain Ghost ♦ PO Box 713 ♦ Breckenridge, Colorado 80424 ♦ MtnGhost04@yahoo.com

Cell: (970) 485.9488 ♦ Ofc: (303) 499.6008 ♦ www.FrontRangeBusiness.com & www.MountainGhost.net

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