

Location: North Denver Metro

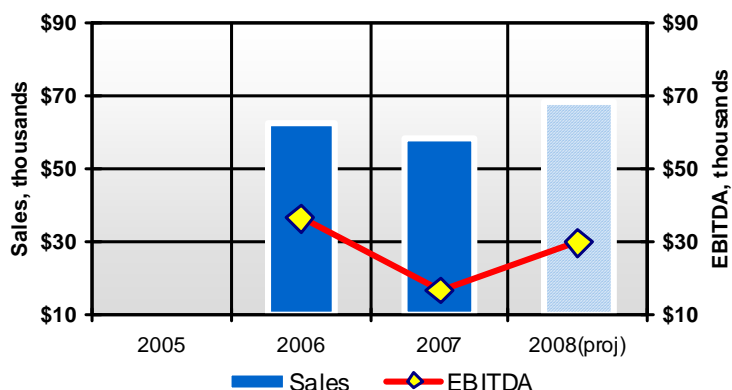
Gross sales: \$68,000.00

Transaction terms and structure to be proposed by purchaser.

Adj earnings (EBITDA): \$30,000.00

Acquisition Highlights

- Excellent Equipment, recently refurbished
- Neglected by current ownership
- Substantial barriers to entry due to water taps
- Asking \$525,000



This location is partially refurbished. Great all cash business providing a growth opportunity for an owner operator. This location is neglected by current ownership and would benefit from a hands on owner. Replacement cost exceeds \$800,000. No marketing has been done in the past 5 years. Good high traffic area. Prior revenues exceeded \$87,000 in 2002.

Business Synopsis

Established in: Rebuilt in 1997
 Employees: One Part-time
 Land: Approximately 22,496 square feet
 Business format: LLLP
 Reason for sale: Pursue other business interest

Balance Sheet

Current assets:
 Fixed assets:
 Total assets:
 Total liabilities:
 Shareholder's equity:

Operating History	2005	2006	2007	2008(proj)
Gross sales		\$62,201.30	\$58,470.75	\$68,000.00
Gross profit		\$62,201.30	\$57,316.38	\$66,000.00
Adjusted earnings (EBITDA)*		\$36,531.94	\$16,867.53	\$30,000.00

(*) Since privately owned companies tend to keep reported profits and thus taxes as low as possible, financial recasting of net earnings is an important element to understanding the earning capacity of the business enterprise. Recasting provides an economic view of the company and allows meaningful comparison with other investment opportunities.

Detailed information on this seller is available to principals only.
 Contact IBG to provide indication of financial qualification and execute IBG's Confidentiality Agreement.
 For information call Judy Brown at: (303) 785-0525 or email to: acquisitions@IBGBusiness.com

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