



Location: Pikes Peak Region, Colorado
Price: \$225,000 plus \$130,000+/- in inventory

2009 Projected Sales: \$750,000+
2009 Projected Adjusted Profit: \$85,000+
Sales through November 30, 2009 were \$639,338, up approx. 8% compared to same period in 2008. Adjusted profit during the same 11 month 2009 period was \$76,453. Typically strong December performance would put adjusted profit well over \$85,000.

Terms: SBA Prequalified.
20% down payment / 10 Year Amortization

Acquisition Highlights

- Well-established store in popular major grocer anchored center
- Located at one of the highest traffic intersections in city
- Heavy wine sales and orientation provides for higher-than-average margins
- Pleasant work environment / upscale clientele
- Well organized and efficient

This business is well established and yet holds great growth potential. The current owner does not advertise nor engage in any active sales or promotional efforts. The company is located in a generally upscale area on a major thoroughfare. The store is bright and welcoming and offers a wide selection of wine, liquor and beer. A large number of repeat, loyal customers frequent this store.

Established in: Mid 1990s (moved to present location late 1990s)
Inventory: \$130,000+/-
Employees: Average approx. four part-time
Facilities: 1,834 Sq. Ft. Leased Space
Reason for sale: Retirement
Fixed Assets (est. FMV): \$30,000
Business structure: "S" corporation

Operating History	2006	2007	2008	2009 (projected by owner)
Gross Sales	\$754,128	\$700,468	\$684,412	\$750,000
Seller Adjusted Profit	\$78,761	\$66,931	\$56,864	\$85,000

Note: Sales and profit declines in 2007 and 2008 are largely attributed to the opening of a new liquor store relatively nearby. It is felt that the new store has been absorbed into the area and the trend for the subject business is back upwards, as indicated by the strong growth being experienced in 2009.

Important Note: 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. Projections are provided by Seller; Peak Business Brokers makes no representations or warranties as to their accuracy.

Detailed information on this seller is available to principals only.

Contact Peak Business Brokers to provide indication of financial qualification and execute Peak Business Brokers Confidentiality Agreement.
For information call (719) 634-7624 or email to: don@peakbusinessbrokers.com

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