

PRE-NDA BUSINESS SUMMARY

*Award-Winning Hair
& Beauty Salon in
Aventura, Florida*

Price: \$245,000

including Inventory (estimated at \$30,000)

Business Broker: Mr. John Doe CBB, CBI, M&AMI
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This document has been prepared by the Marketing Department of The Business Brokerage Agency under the supervision of the Agency Principal, Ms. Jane Doe.

Business Summary

The Business Brokerage Agency is pleased to bring to the market an award-winning Hair & Beauty Salon with a superb reputation, as evidenced by a myriad of positive online reviews and a 5-Star Rating on Google, Yelp and Facebooks - catering to an upmarket clientele in the beautiful City of Aventura, Florida.

Well-established and fully staffed, this business is known for its excellent customer care and attention to detail. An extensive selection of professional beauty services are available, and the salon specializes in haircut & styling, colouring, manicures/pedicures, facial and skin care treatments, bridal and creative styling for hair and fashion shows and various body treatments.

Situated on the ground floor of a high-rise apartment building, and secured by a long lease, this is one of only three hair and beauty salons in the immediate area. This thriving business offers vast opportunities for further growth and development and is being offered for sale as the owner is looking to relocate to Indiana. Do not miss out on this beautiful opportunity and sign the NDA today for more details.


BUSINESS REFERENCE:

ABC123


INDUSTRY:

Health & Beauty


LOCATION:

Aventura, Florida


HISTORY:

Established in May 2010 by current owner


OWNERSHIP:

1 x Full-time owner-operator


STAFF:

2 x Full-time Hair Stylist, 2 x Part-Time Assistants, 1 x Admin & Reception Staff


LEASE TERMS:

The current lease runs until May 2024 with 2x3-year renewal options until May 2027 and May 2030


RENT:

\$2,500 per month plus CAM charges


TRADING DAYS/TIMES:

Monday-Friday 10am-7pm, Saturday 10am-5pm, Sunday Closed


FINANCIALS (2023):

Annual Revenue: \$430,000

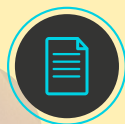
Annual S.D.E.: \$205,000


ASKING PRICE:

\$245,000 including Inventory


DOWN PAYMENT

\$80,000


INVENTORY

\$30,000 (approx.) included in Sale Price


FF&E VALUE:

\$80,000 (approx.) included in Sale Price


R.O.I. RATE:

83.67% (Return on Owner's Investment Rate)

FINANCIAL SUMMARY

	2023	2022	2021
Income	\$430,000	\$400,000	\$370,000
Cost of Sales	\$60,000	\$57,000	\$55,000
Gross Profit	\$370,000	\$343,000	\$315,000
Gross Margin	86.04%	85.75%	85.13%
Rent	\$30,000	\$30,000	\$30,000
Salaries & Wages	\$120,000	\$110,000	\$90,000
Total Expenses	\$200,000	\$180,000	\$200,000
Net Earnings	\$170,000	\$163,000	\$115,000
Add-Back Adjustments	\$35,000	\$20,000	\$50,000
S.D.E.	\$205,000	\$183,000	\$165,000
S.D.E. Margin	47.67%	45.75%	44.59%

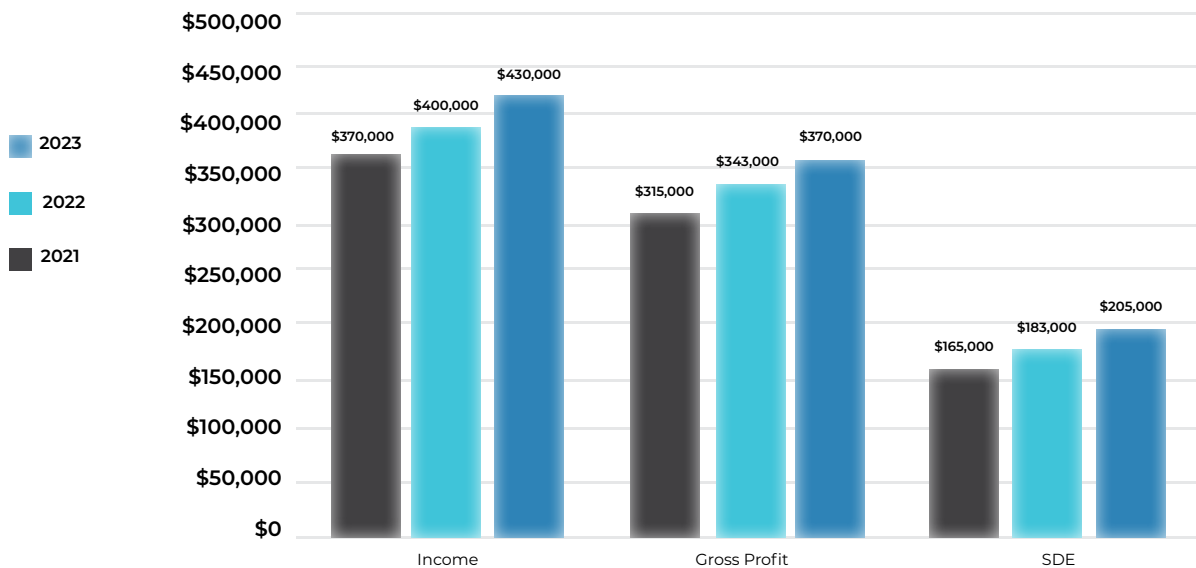
ASKING PRICE: \$245,000 including Inventory

INVENTORY VALUE: \$30,000 (approximately)

FF&E VALUE: \$80,000 (approximately)

R.O.I. (Return On Owner's Investment) 83.67%

DOWN PAYMENT \$80,000



FINANCIAL TRENDS

WOULD YOU LIKE TO KNOW MORE?

If you would like to proceed with your enquiry, please complete and return to us the Non-Disclosure (Confidentiality) Agreement.

NON-DISCLOSURE AGREEMENT

In consideration of The Business Brokerage Agency and its Client ("Seller/s") providing certain information, by way of a Business Profile, supporting documentation and a confidential discussion, in relation to the business and affairs of the Seller ("Confidential Information") to the Recipient/Company, the Recipient/Company acknowledges that the Confidential Information is private and confidential in nature and that disclosure thereof could cause damage to the Seller/s and/or to The Business Brokerage Agency, therefore jointly and severally undertake :

- (A) Not to disclose the Confidential Information to any other person, including the Seller/s' landlord, suppliers, customers, employees or any business stakeholders;
- (B) To use the Confidential Information solely for the purpose of assessing and evaluating the opportunity to purchase the said business;
- (C) Not to use or allow the Confidential Information to be used to gain a business or other advantage or persons in receipt of the Confidential Information;
- (D) To discuss the Confidential Information only with professional advisors (Lawyers, Accountants, Valuers and Banks) who have agreed to the confidentiality undertaking referred to herein;
- (E) To keep the Confidential Information and all copies of Financial Statements, Lease Agreements, Tax Returns, Franchise Agreements, Staff Rosters and Wage Schedules and other records of Confidential Information under its control at all times;
- (F) To immediately return to The Business Brokerage Agency upon request (verbal or written) all Confidential Information referred to above and all other correspondence which may exist in relation to the said business;
- (G) Not to discuss the business or the Seller/s' information with any party other than referred to in (D) above;
- (H) Not to disclose to any other party the opportunity or any discussions that may have taken place with the Seller/s' in relation to the said business;

In the event that the Recipient/Company breaches any term of this agreement, the Recipient/Company is hereby liable to The Business Brokerage Agency and the Seller/s' for any and all loss and damage arising either directly or indirectly from the breach of this agreement. The loss and damage includes but is not limited to all costs of The Business Brokerage Agency in respect of the lost sale, amounts commensurate with the amount The Business Brokerage Agency would have received from the Seller/s' had the Recipient/Company not breached this agreement, and all legal costs associated with the breach on an indemnity basis. The Recipient/Company hereby acknowledges that they have read and agreed to this clause and that loss and damages listed are reasonable;

Further, not to approach the Seller/s of the said business(es) directly, without the consent of The Business Brokerage Agency.

All inspections, communications, negotiations and offers regarding the business must be made through The Business Brokerage Agency. All information provided by The Business Brokerage Agency whether verbal or written has been prepared and supplied by the Seller and/or their Accountant/Lawyer. The Business Brokerage Agency and its employees and management disclaim any express or implied warranty thereto.

If you are not in agreement with any of the above, we ask that you do not proceed any further with your enquiry.

Signed: _____ **Name:** _____ **Date:** _____

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