DEAL PROS
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PRE-NDA BUSINESS SUMMARY



Award-Winning Designer Hair Salon in Aventura, FL

Price: $245,000

including Inventory

(estimated at $30,000)

Business Broker:
Michael R Garsow
123 Main Street,
Orlando FL 32801
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This document has been prepared by the Marketing Department of DealPros under the supervision of the Agency

BUSINESS SUMMARY

Award-winning hair salon, with a sterling reputation and a myriad of positive online reviews, catering to an upmarket clientele. Well-established and fully staffed, this business is known for their excellent customer care and attention to detail. An extensive selection of professional hairdressing services is available, and the salon specializes in cut, colour, bridal and creative styling for hair and fashion shows. Situated in the ground floor of a high-rise apartment building, and one of only three hair salons in the immediate area, this thriving business offers vast opportunities for further growth and development.

BUSINESS REFERENCE
ABC123

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

ASKING PRICE
$245,000 including Inventory

INDUSTRY
Health & Beauty

LEASE TERMS
The current lease runs until 17 May 2020 with a 3-year renewal option until 17 May 2023

DOWN PAYMENT
$80,000

LOCATION
Aventura, Florida

RENT
$2,500 per month

INVENTORY
$30,000 (approx.)

HISTORY
Established in May 2010

TRADING DAYS / TIMES
Monday-Friday 10am-7pm,
Saturday 10am-5pm,
Sunday Closed

FF&E VALUE
$80,000 (approx.)

OWNERSHIP
1 x Full-time owner-operator

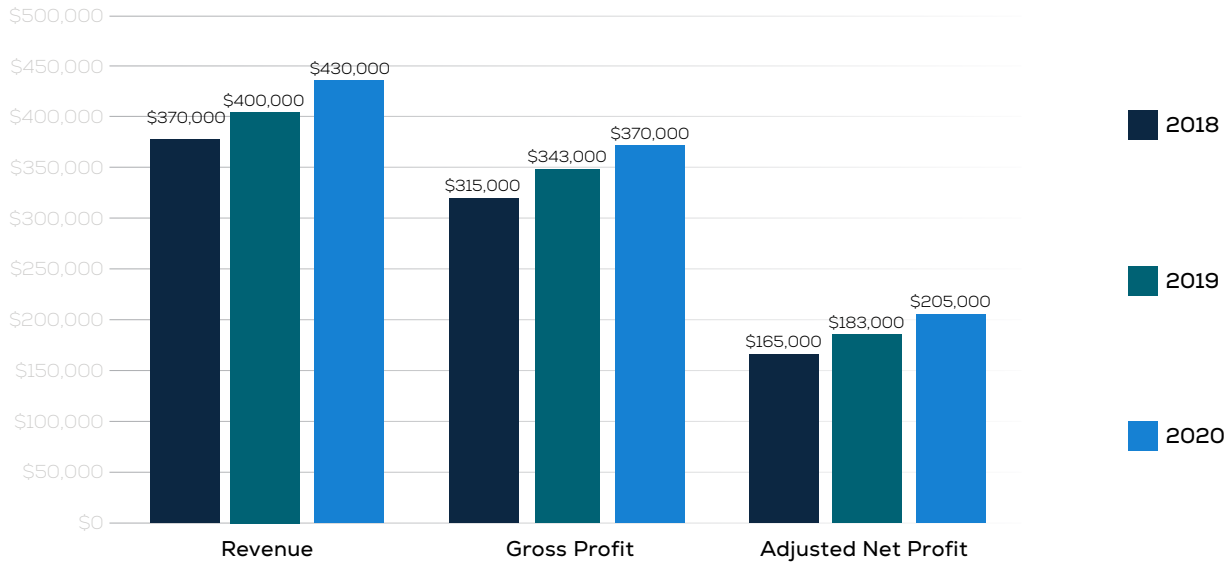
FINANCIALS (2020)
Annual Income
$430,000

R.O.I. RATE
83.67%
(Return on Owner's Investment Rate)

FINANCIAL SUMMARY

	2020	2019	2018
Revenue	$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 S.A.V.	
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



NON-DISCLOSURE AGREEMENT

In consideration of DealPros, Brokerage 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 DealPros, Brokerage, 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 other stakeholder;

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 DealPros, Brokerage 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;

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.

In the event that the Recipient/Company breaches any term of this agreement, the Recipient/Company is hereby liable to DealPros, Brokerage 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 DealPros, Brokerage in respect of the lost sale, amounts commensurate with the amount DealPros, Brokerage 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 DealPros, Brokerage.

All inspections, communications, negotiations and offers regarding the business must be made through DealPros, Brokerage. All information provided by DealPros, Brokerage whether verbal or written has been prepared and supplied by the Seller/s and/or their Accountant/Lawyer. DealPros, Brokerage 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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