

**NICHE CABINETRY MANUFACTURER IN HOUSTON
AREA****Listing ID #: 8042**
Listing Agent: Anita Charpiot**General Information**

Year Established: 09/02/2011
Year Acquired: 09/02/2011
General Location: Houston - NE
Employees: FT: 1 PT: 5 Contract: 0 Owners: 1
Operating Hours: 6 days, Mon - Fri 8:30am - 5pm; Sat
10am-4pm
Reason for Sale: Relocating overseas

Facilities

Type: Business Park
Size: 2120SF
Rent/Mo: \$1,611
Lease Expires: 9/30/2018
Renewal Option: 3 or 5 year options
Security Dep: \$4,000

Business Summary: Excellent opportunity to own a fully custom European Modern Cabinetry manufacturing business that builds 100% of its products in the United States. Located in the NE Houston area. The company provides a niche "design-build-install" system for cabinetry, closets, bathrooms, and window coverings. It also offers countertops and designer hardware with full renovation service and optional cost efficient semi-custom build-out solutions. The facilities include beautiful show rooms, office space, kitchen area (approx. 806 sf) along with warehouse space (approx. 1,314 sf) and bonus loft storage (approx. 806 sf). An air conditioned warehouse and high tech, easy-to-use machinery imported from Europe enables work to continue through the most extreme Texas climate. All work is done in the workshop, (not in the client's home), with one-day install, keeping the process streamlined with little disruption of the customer's routine. They are able to keep a competitive edge by having flexibility in production and offering a wide variety of styles and finishes, from modern to traditional which satisfies a wide variety of customer needs. This business has built a strong reputation with their ability to provide consumers with custom products for their homes (76%) and commercial property (24%) as the only full-service, custom or semi-custom closet dealer in the Greater Houston area. Providing an excellent balance between quality and price, they have an established customer base with recurring orders and a frequent waiting list. Take advantage of this third generation custom wood worker from Europe that is willing to share 20+ years personal experience and his finely tuned business before he returns to Europe. Please be discrete, employees and customers are unaware the business is for sale.

Assets Included All assets of the business except exclusions. See list of equipment in file.

Assets Excluded Cash, Accounts Receivable, Deposits and Personal Items.

Assets Leased None

Growth Potential Target market the upscale areas desiring high quality, custom build-outs. Network with interior design community. Offer cabinet repair.

Financial Summary

Business Price: \$350,000
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$350,000
Down Payment: \$350,000

Gross Revenue: \$292,930 (Pro Forma)
Discretionary Earnings: \$140,193 (Pro Forma)
FF&E: \$102,000
Inventory at Cost: \$6,000
Auto & Truck: \$6,500