



**NICHE CABINETRY MANUFACTURER IN HOUSTON AREA**

**Listing ID #: 8042**  
**Listing Agent: Anita Charpiot**

**General Information**

**Facilities**

Year Established:	09/02/2011	Type:	Business Park
Year Acquired:	09/02/2011	Size:	2120SF
General Location:	Houston - NE	Rent/Mo:	\$1,611
Employees:	FT: 1 PT: 5 Contract: 0 Owners: 1	Lease Expires:	9/30/2018
Operating Hours:	6 days, Mon - Fri 8:30am - 5pm; Sat 10am-4pm	Renewal Option:	3 or 5 year options
Reason for Sale:	Relocating overseas	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.

<b>Assets Included</b>	All assets of the business except exclusions. See list of equipment in file.
<b>Assets Excluded</b>	Cash, Accounts Receivable, Deposits and Personal Items.
<b>Assets Leased</b>	None
<b>Growth Potential</b>	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	Gross Revenue:	\$292,930 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$140,193 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$102,000
<b>Total Investment:</b>	<b>\$350,000</b>	Inventory at Cost:	\$6,000
Down Payment:	\$350,000	Auto & Truck:	\$6,500

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