



***NATIONAL BOUTIQUE FITNESS FRANCHISE IN WEST  
HOUSTON - SELLER FINANCING AVAILABLE***

**Listing ID #: 8066  
Listing Agent: Fernando Saldivia**

**General Information**

**Facilities**

Year Established: 06/20/2016  
Year Acquired: 06/20/2016  
General Location: Houston - West  
Employees: FT: 1 PT: 16 Contract: 0 Owners: 2  
Operating Hours: 7 days, Mon - Sun 5:30am - 7:30pm  
  
Reason for Sale: Owners do not have time to devote to building business and marketing

Type: Shopping Center  
Size: 2783SF  
Rent/Mo: \$6,494  
Lease Expires: 3/31/2021  
Renewal Option: 6 - 10 years  
Security Dep:  
Land Area: N/A  
CAM \$1,906 Taxes \$0 Ins. \$0

**Business Summary**

Great opportunity to acquire a national boutique fitness franchise below startup cost! Located in West Houston area where average income is \$100k+. This fitness boutique offers barre, cycling, yoga, trampoline and hammock classes in an inspiring space. They are the only studio offering all these classes under one roof at group rate prices. The business boasts expert instructors and multiple class packages, setting them apart from the competition. Over 75 members are on monthly recurring revenue billing with new members constantly being added. Opportunity to expand retail options as only 14% of sales is related to products. Strong standardized operating procedures/systems and studio manager in place. Royalties are 6% + 1% marketing fee. Franchisee will provide training and pay for transfer fee. Seller financing available to qualified buyer. Please be discreet, employees are unaware 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** Owner-operator (working owner), implement local marketing, offer more retail options

**Financial Summary**

Business Price:	\$350,000	Gross Revenue:	\$292,896 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$68,592 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$70,000
<b>Total Investment:</b>	<b>\$350,000</b>	Inventory at Cost:	\$9,000
Down Payment:	\$350,000	Auto & Truck:	\$0

The above information has been obtained from the Seller. Certified Business Brokers has not verified this information, nor does it make any representations, express or implied, that this information is accurate. All prospective Buyers should verify information to their satisfaction. Numbers designated as "Proforma" are estimates by the Seller that are not supported by Financial Statements or Tax Returns.