

**HOME-BASED HOUSTON REAL ESTATE INSPECTION  
COMPANY - SBA FINANCING AVAILABLE**Listing ID #: 8166  
Listing Agent: Rose Stabler**General Information**

Year Established: 1978  
Year Acquired: 1994  
General Location: Houston Metro Area  
Employees: FT: 1 PT: 0 Contract: 2 Owners: 1  
Operating Hours: 5 days, Mon - Fri 8AM - 5PM  
Reason for Sale: Semi-Retirement

**Facilities**

Type: Home-Based Business  
Size: N/A  
Rent/Mo: \$0  
Lease Expires: N/A  
Renewal Option: N/A  
Security Dep: \$0  
Land Area: N/A

**Business Summary:** This home-based real estate inspection company is the industry pioneer & has been providing residential & commercial inspections in the Greater Houston Metro area for 40 years with a full range of services, such as real estate building inspections, infrared imaging, mechanical, electrical, plumbing, structure, foundation, roof, termites, water intrusion, moisture diagnostics, drone service for high-story properties. There are times when there is a backlog and wait list. Sources of new business come from 74% word-of-mouth & online reviews, 20% real estate agents, Website 2%, social media 2%, Google ads 2%. The typical customer profile is a new property owner. Sales are 20% credit card, 80% cash sales. A business license is required from the State of Texas and all building inspectors must be licensed with the State. The Company employs one full-time salaried building inspector, one part-time commissioned building inspector, both of which have 30-year tenure at the Company and will stay on board with a new owner. The full-time owner's job is answering phone and scheduling appointments. The Company uses a professional CPA service for all their accounting needs. The Company has a well-respected reputation and has not needed or wanted to advertise because they wouldn't be able to keep up with demand. Expansion of the company is the great potential for a new youthful owner to introduce advertising channels and hire additional inspectors. It is ready to grow and grow big!

**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** Sub-contract air conditioning, heat, plumbing, and electrical services, pest control. Sub-contract a structural engineer to design blueprints for structural or foundation defects as another service.

**Financial Summary**

Business Price: \$300,000  
Real Estate Price: \$0  
Net Liquid Assets: \$0  
**Total Investment: \$300,000**  
Down Payment: \$30,000

Gross Revenue: \$387,542 (Actual)  
Discretionary Earnings: \$101,255 (Actual)  
FF&E: \$8,000  
Inventory at Cost: \$0  
Auto & Truck: \$0

**Financing Terms**

Amount	Note Holder	# of Mos.	Rate %	Pmt./Mo.	Secured By
\$270,000	New SBA Loan	120	8.5%	\$3,720	Business Assets & Personal Guaranty

The above terms are based on Buyer qualifying for a new SBA loan.

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