



INDEPENDENT POSTAL SERVICE LOCATED IN WEST HOUSTON

**Listing ID #: 8174
Listing Agent: Hong Phan**

General Information

Facilities

Year Established:	Sept., 2013	Type:	Shopping Center			
Year Acquired:	Sept., 2013	Size:	1200SF			
General Location:	Houston - West	Rent/Mo:	\$2,550			
Employees:	FT: 0 PT: 0 Contract: 0 Owners: 1	Lease Expires:	2/1/2020			
Operating Hours:	6 days, Mon - Fri 8:30am - 7pm; Sat 9am - 5pm	Renewal Option:	(2) Five Year Options			
Reason for Sale:	Built location to sell	Security Dep:	\$2,400			
		Land Area:	N/A			
		CAM	\$352	Taxes	\$574	Ins. \$63

Business Summary

Independent Postal Service located in prime location surrounded by upscale and growing residential communities in Katy. The business started 6 years ago and has a very steady revenue stream from a loyal customer base. The business is an authorized shipping center for UPS, USPS, FedEx and DHL. They offer full services such as: Mail Box Rental (170 boxes with about 75% rented), Business Cards, Notary Services, Copies and much more. It is a one stop shop for Printing and Shipping. The buyer could easily add services that would increase revenues, such as Title Transfers, Money Orders and Cell Phone repair. About 85% of payments are by credit card. Alarm, camera and POS systems are in place. Beautiful store, excellent location, profitable business that is easy to operate! Great business opportunity with no experience necessary. Seller will consider financing around 30% -35% of the purchase price to qualified buyer.

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	Cell phone repair. Title transfer. Money Orders.

Financial Summary

Business Price:	\$195,000	Gross Revenue:	\$216,743 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$82,422 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$80,000
Total Investment:	\$195,000	Inventory at Cost:	\$10,000
Down Payment:	\$195,000	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.