

**Confidential Business Profile**

12141 Wickchester Ln, Ste 100
Houston, Texas 77079
713-680-1200 Ph
713-490-9052 Fx
www.certifiedbb.com

INDEPENDENT POSTAL SERVICE LOCATED IN WEST HOUSTON**Listing ID #: 8174****Listing Agent: Hong Phan****General Information**

Year Established: Sept., 2013
Year Acquired: Sept., 2013
General Location: Houston - West
Employees: FT: 0 PT: 0 Contract: 0 Owners: 1
Operating Hours: 6 days, Mon - Fri 8:30am - 7pm; Sat 9am - 5pm

Reason for Sale: Built location to sell

Facilities

Type: Shopping Center
Size: 1200SF
Rent/Mo: \$2,550
Lease Expires: 2/1/2020
Renewal Option: (2) Five Year Options

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
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$195,000
Down Payment: \$195,000

Gross Revenue: \$216,743 (Actual)
Discretionary Earnings: \$82,422 (Actual)
FF&E: \$80,000
Inventory at Cost: \$10,000
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.