

**LOCAL SUPERMARKET IN SOUTH HOUSTON
INCLUDES REAL ESTATE****Listing ID #: 8201
Listing Agent: Hong Phan****General Information**

Year Established: 1999
Year Acquired: 1999
General Location: Houston - SE
Employees: FT: 9 PT: 2 Contract: 0 Owners: 2
Operating Hours: 7 days, Mon - Sat 8am - 8pm; Sun
8am - 7pm

Reason for Sale: Retirement

Facilities

Type: Free-Standing Building
Size: 9,286SF
Rent/Mo: Seller owns real estate
Lease Expires: N/A
Renewal Option: N/A

Security Dep: \$0
Land Area: 50,168SF
CAM \$0 Taxes \$7,175/yr. Ins. \$8,913/yr.

Business Summary

Local Supermarket with property located in south Houston built in 1999. Business faces a major intersection. Owner has decided to retire after owning and operating the store for the past 20 years. The property includes 9,286sf of building and 50,168sf of land. Offers: groceries, fresh vegetable/fruits, frozen/fresh meats, dairy products, wine and beer. They also offer services such as: ATM, Lottery Tickets and Money Orders. Special advertising flyers issued bi-weekly. Lone-Star cardholders are about 60% of revenues, Debit/Credit cardholders are about 20% of revenues and cash is about 20% of revenues (business does not accept personal checks). Sales Category: Beer/Wine 10.5%, Grocery 42% (mark up 25%-28%, Meat 33.5% (mark up 45-45%), Dairy 3.5%, Tobacco 4.5% and 6% is for Bakery, Frozen and GMD. Asking price includes \$175,000 of the inventory. Camera, Alarm and (3) POS systems are in place. There is a kitchen area ready for a Deli or Fast Food shop. The addition of the shop would be an easy growth opportunity for the buyer. Very organized, clean, and well-equipped Supermarket. Excellent customer service. Provides high quality foods at reasonable prices that always bring the customers back. High visibility and accessibility with open parking area. Profitable business! Loyal customers! Nice facility! Great opportunity to own a supermarket with property that has been in business for the last 20 years. Public and employees are not aware the business is for sale. Highly confidential, please be discreet.

Assets Included All assets of the business except exclusions. See list of equipment in file.
Assets Excluded Cash, Accounts Receivable, Deposits, 6 Soda Machines (belonging to Vendor) and Personal Items.
Assets Leased 3 Credit Card Machines
Growth Potential There is a kitchen area ready to open for deli / ready to eat.

Financial Summary

Business Price:	\$525,000	Gross Revenue:	\$2,002,599 (Actual)
Real Estate Price:	\$1,000,000	Total Cash Flow:	\$181,937 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$250,000
Total Investment:	\$1,525,000	Inventory at Cost:	\$175,000
Down Payment:	\$1,525,000	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.