

**WONDERFUL DAYCARE CENTER IN NW HOUSTON
AREA****Listing ID #: 8217
Listing Agent: Frank Stabler****General Information**

Year Established: 2012
Year Acquired: 2017
General Location: Houston - NW
Employees: FT: 8 PT: 0 Contract: 0 Owners: 2
Operating Hours: 5 days, Mon - Fri 6:30am - 6:30pm

Reason for Sale: Owner Relocation

Facilities

Type: Shopping Center
Size: 3600SF
Rent/Mo: \$4,320
Lease Expires: 5/31/2022
Renewal Option:
Security Dep: \$5,450
Land Area: 2000SF
CAM \$1,080 Taxes Ins.

Business Summary

Wonderful daycare center in a great location in Northwest Houston. Near intersection of major thoroughfares. Easily accessible from the Beltway. Near McDonalds and popular local restaurant. Surrounded by subdivisions and elementary schools. Eight experienced employees. Currently Owner is the director and two of her employees are assistant directors. Participates in NCI program and food program. Van to pick up and drop off schoolers included in sale. Great playground shaded by trees. Accepts children 6 weeks through 12 years old. Serves breakfast, lunch, an afternoon snack and dinner daily. Successful processes and procedures in place. Focus on providing a loving and nurturing environment for the children. Curriculum centered on educating the whole child while fostering intellectual, creative, social and physical development. Licensed for 85 children with 70 currently enrolled. Needs new owner with energy to quickly grow this business. Current owner will train buyer so that they will have all the tools for success. This is the one you have been waiting for! Contact us today!

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 Increase local advertising and web advertising.

Financial Summary

Business Price:	\$400,000	Gross Revenue:	\$533,502 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$212,173 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$4,000
Total Investment:	\$400,000	Inventory at Cost:	\$0
Down Payment:	\$400,000	Auto & Truck:	\$14,000

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