

Listing No: [BBF-4450749](#)

<b>Category</b>	: Construction	<b>SIC</b>	: 1793
<b>Detail</b>	: Contractor Windows & Doors	<b>Price</b>	: 899,000
<b>County</b>	: Brevard	<b>Down</b>	: 899,000
<b>State/Prov</b>	: Florida	<b>Adj Net</b>	: 357,847
<b>Country</b>	: USA	<b>Sales</b>	: 1,118,971

Well established replacement window and door contractor has been in business for over 30 years. The company has an excellent reputation and is well known for service reliability excellent work and value. Currently specializing in replacement windows and doors the company has achieved sales growth while others have declined. The company receives referrals from many in the building industry and customers along with yellow page advertising. Excellent records and financials. Seller will qualify licensing.

<b>Reason for Sale</b>	: RETIREMENT
<b>General Location</b>	: INDUSTRIAL LOCATION
<b>Organization Type</b>	: Corp 'Sub S' <b>Hours Owner Works:</b> 40
<b>Years Established</b>	: 30 <b>Years Owned:</b> 30 <b>Emp FT:</b> 3 <b>Emp PT:</b> 0 <b>Mgrs:</b> 1
<b>Non Compete</b>	: <b>Miles:</b> 50 <b>Years:</b> 2 <b>Weeks Training:</b> 2 <b>Cost:</b> 0
<b>Operating dys/hrs</b>	: MON THRU FRIDAY 7:00AM TO 5:00 PM
<b>Skills/Licenses</b>	: CONTRACTOR WINDOW & DOOR/ BUSINESS KNOWLEDGE
<b>Business is</b>	: <b>Relocatable:</b> Y <b>Home Based:</b> N <b>Franchise:</b> N <b>Lender P/Q:</b> N

Data Source	Annualized	Tax Return	Tax Return
Year (Cash Flow)	2007 (N)	2006 (N)	2005 (N)
Gross Revenue	1,118,971	1,155,209	947,294
Cost of Goods	562,501	619,683	557,086
Gross Profit	556,470	535,526	390,208
Expenses	305,565	325,818	280,704
Net	250,905	209,708	109,504
Owner Salary	93,000	72,000	73,500
Benefits	13,942	31,627	29,390
Interest Expense	0	71	0
Depreciation	0	0	0
Other	0	0	0
Owner Benefit	357,847	313,406	212,394

Accounts Rec	0	*	<b>Real Estate</b>	0	N*
Inventory	2,500	Y*		0	N*
F F & E	50,000	Y*	<b>Total Assets</b>	62,500	Y*
Leasehold	10,000	Y*			
				<b>*Included?</b>	

<b>Lease/Month:</b> 750	<b>Square Footage:</b> 1500	<b>Building Type:</b> CONCRETE
<b>Terms &amp; Options:</b> RENEWABLE		<b>Expiration Date:</b> 1/1/2013

<b>Loan/Assumable</b>	<b>- Amt:</b>	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Seller</b>	<b>- Amt:</b>	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Other</b>	<b>- Amt:</b>	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00

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Ron Skitowski

BBF-445035