

# FOR SALE: Dog Boarding, Grooming, Training – Owner only has 10 Hour weeks.

*Large 40X70 Indoor facility with Annual Cash Flow over \$250,000!*

## Financial Overview

**List Price: \$595,000**

### Gross Sales

2021	2020
\$350,206	\$253,572

### Cash Flow

2021	2020
\$253,161	\$156,689

- **Profit Margin:** 72%
- **Multiple:** 2.3

**Valuation:** 2021 Cash Flow x Multiple = Valuation  
 \$253,161 x 2.4 = \$607,586

## Assets Included in Purchase: \$50,000

**Equipment:** \$50,000: Dog kennels, training equipment

**Intangible Assets:** Proven dog training methods, excellent social media reviews, proven results, proprietary software

*\*amounts may vary, assets may be depreciated, replacement cost, or fair market value*

## Business Information

**Year Established:** 2016

**Location:** Kearney County, Nebraska

**Service Area:** Most clients are from Nebraska, with some from each surrounding state and across the U.S.

**Services:** Boarding, daycare, service and working dog training, grooming, dog training: behavior modification, individual and group classes, and rehabilitation.

**Clients:** Individuals, veterinarians, hunters, corporate and independent pet stores

**Lease:** Large completely indoor facility, 40 x 70, includes 24 large kennels as well as space for training.

**Reason for Selling:** Career change

**Personnel:** 5: All staff can train and care for the animals

**Seller Training Period:** 6 months

**Growth Opportunities:** Expand service dog training and raising, engage in marketing to gain additional customers, continue off-site classes and work to build clientele, grooming services

**Current Owner's Responsibilities:** Oversight and helping trainers, 10 hours a week.

## Funding Example

**Purchase Price: \$595,000**

<b>10% Buyer Down Payment</b>	\$59,500
<b>10% Seller Financing or Equity Roll</b>	\$59,500
<b>80% Bank Loan</b>	\$476,000

A 10% down payment of \$59,500 returns \$164,786 in the first year after debt payments!

## Description

Selling at a low multiple with a 72% profit margin in 2021, this Nebraska based business boasts an annual cash flow of over \$250,000 and is a great opportunity for pet lovers and entrepreneurs alike. This dog training & boarding business has an extremely diverse client base and a new, large facility equipped with all the essentials needed for proper day to day functions. Proven methods and customer service set this dog care business apart from the competition. The business trains service dogs over long-term periods as well as offering shorter training periods for dogs and daily daycare services. The 5-person team is extremely competent, with each team member equipped with the knowledge and know-how when it comes to training, grooming, and caring for dogs. The current owner spends about 10 hours a week on the business; mostly out of preference and has offered a 6-month training period to ensure a smooth transition.

This business is poised to grow with a new, relocated indoor facility which allows plenty of space for training and the 24 included large kennels. With growth shown during Covid and this business is on a continued upward trajectory, despite doing almost no marketing and relying mostly on their excellent reputation and word of mouth referrals. Continued expansion of services, particularly online services, could take this business to the next level. The current owner recommends maintaining their current focus of excellent customer service and transparency. **A 10% down payment of \$59,500 returns \$164,786 in the first year after debt payments, a 276% return on investment!**

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Last Revised BV 8.31.2022

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