

FOR SALE: Project Management & Design Layout for Homes – Owner is only a Vision Position

Owner provides Leadership & Oversight - no labor!

Financial Overview

List Price: **\$985,000**

Gross Sales

2023	2022
\$2,685,066	\$2,604,587

Cash Flow

2024 Ann	2023
\$477,306	\$310,097

- **Profit Margin:** 12%

Valuation: 2023 Cash Flow x Multiple = Valuation
 \$310,097 x 3.2 = \$992,310

Assets Included in Purchase: \$454,576

Vehicles: \$265,119

Equipment: \$133,401

A/R: \$56,056

WIP: \$1,228,483

Plus Showroom goods and Demo material (Samples of inventory & Products)

- +/- \$312,695

Business Information

Services: Project Management, Design, Buildout and Remodel for all areas in a residential renovation. This includes kitchen & bath, countertops & cabinetry and home additions

Clients: 95% Residential homeowners with occasional commercial projects

Service Area: 2-hour radius of North Platte

Personnel: 5 on staff: including 2 Carpenters, 1 Designer, 1 Marketing, 1 Bookkeeper

Seller Training Period: 2-3 years if desired by the buyer

Owners' Role: Owner is active and provides leadership, and oversight of estimates. The owner does NOT do any design work or labor. This can be ran remotely

Reason for Selling: Age – retirement planning

Lease: 2,400 sq ft show room leased at a low \$1,887/mo.

Location: North Platte, Nebraska

Year Established: 1990

Growth Opportunities: Adding more staff members to handle the influx of work

Funding Example

Purchase Price: **\$985,000**

10% Buyer Down Payment	\$98,500
10% Seller Financing	\$98,500
80% Bank Loan	\$788,000

A 10% down payment of \$98,500 returns \$162,829 in the first year after debt payments!

Description

Design, Remodel and Project management for homeowners with residential renovations including kitchen & bath, countertops & cabinetry and home additions. They have a team of skilled professionals who can transform any room into a beautiful and functional space. With higher interest rates, less people are moving – demand for remodel is up! The dedicated team includes: two carpenters, one designer, one marketing professional, and one bookkeeper. The owner is active, providing leadership, overseeing estimates, and meeting with his team. The owner does NOT do any design work or labor. This can be run remotely. The business operates out of a 2,400 square foot showroom for only \$1,887 per month. The reason for selling is the owner's retirement planning, though he is looking forward to staying on board for 2-3 years. The owner is willing to finance 10% of the purchase price in order to show his vested interest in the continued success of the business post-close.

Priced at **\$985,000**, a 10% down payment of \$98,500 will return \$162,829 in the first year after debt payments! A 165% return on investment! Their full-service approach covers all aspects of interior design, including bathroom remodeling, cabinet installation, and home design.

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