



SAINT LOUIS GROUP BUSINESS BROKERS

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MEMBER INTERNATIONAL BUSINESS BROKERS ASSOCIATION

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Listing ID: 2679RS

Type of Business:

St Charles County Martial Arts Studio for Sale by Motivated Owner

Location:

St. Charles Co.

Broker Summary:

Owner retiring and motivated to sell well-established family-oriented studio. Primary art taught is WTF taekwondo (90%); however, program could easily be transitioned to 100% TKD or as a mixed-art curriculum. Owner willing to impart all curriculum and knowledge during transition period (TBD). Over 100 students (ages 4+) currently enrolled and under contract. In 2018, average monthly tuition income alone was \$11,000 (plus other income streams). Studio is well-established (20+ YEARS) and has an EXCELLENT reputation in the community. Top-of-the-line matted floor and all training equipment included in sale. Facility is located in PRIME retail spot within highly-desirable strip center which presently boasts 100% occupancy. Drive-by visibility from major thoroughfare is outstanding with daily traffic count of 26,000+ cars. Business has 3+ years left on a transferable lease at a negotiated rate significantly below current lease rates in the area. Lease includes renewal option and option for first right of refusal regarding expansion into adjacent units. Great opportunity for new instructors or expansion for an existing business. Owner is ready to move on to another business opportunity but is willing to fully train and/or mentor a new owner (if desired) to ensure a smooth transition. This business is currently valued WELL above asking price.

For more info please call Rob Schmitt @ 314-757-4450 or call Saint Louis Group at 314-842-3802 and ask about ID#2679RS.

Sales:

	2017	2016	2015
Gross Sales	\$170,187	\$191,149	\$202,014
Seller Discretionary Earnings	\$58,688	\$60,311	\$70,236

Operations & Staffing:

Hours of Operation: Monday & Wednesday 1-8PM---Tuesday & Thursday 4-9---Fridays 1-6----Saturday's 9-12

Owner's Hours: 50

Employees: 0 Full Time, 1 Part Time

Building:

Leased: 3504 sq. ft. \$4,400 per month

Owner Training:

Yes

Inventory:

Is valued at cost, at approximately \$500

Fixtures, Furniture & Equipment:

Is valued by owner at fair market value, at approximately \$35,000

Price: \$65,000 plus inventory

THE INFORMATION HEREIN IS DEEMED RELIABLE BUT IS NOT GUARANTEED BY BROKER. BUSINESS IS OFFERED AS AN ASSET PURCHASE. IT WILL BE DELIVERED FREE AND CLEAR OF ALL DEBT. SELLER TO RETAIN RECEIVABLES. ALL OFFERS TO BE ON BROKER'S CONTRACT. CLOSING TO TAKE PLACE AT ESCROW AGENT'S OFFICE.