

VERY PROFITABLE RESIDENTIAL LANDSCAPE BUSINESS

4456 tamiami trail, Port Charlotte, FL 33980



A SPECIAL PURPOSE INVESTMENT OPPORTUNITY

FOR MORE INFORMATION:

BRANDON WATSON

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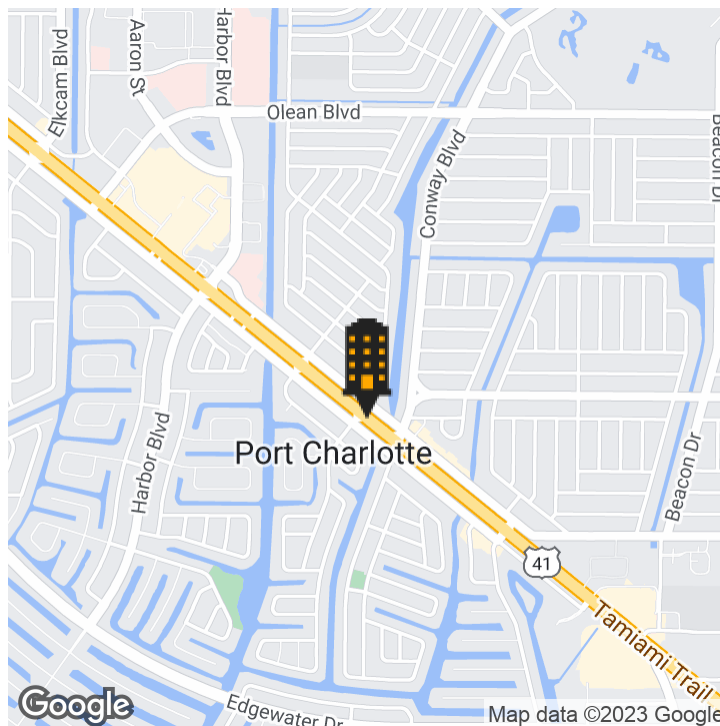
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OFFERING SUMMARY

Sale Price:	\$60,000
Building Size:	0 SF
Available SF:	
Lot Size:	
Price / SF:	-
Cap Rate:	93.22%
NOI:	\$55,932
Year Built:	2006

PROPERTY OVERVIEW

***PRICED FOR IMMEDIATE SALE, TURN-KEY BUSINESS! \$26K IN EQUIPMENT - THIS INCLUDES 2015 DODGE RAM QUAD CAB 5.7 WITH 65K MILES! \$50k+ Owner Benefit - THAT'S AFTER ALL EXPENSES INCLUDING PAYROLL!!!. You get the truck, all equipment, over \$55k after expenses, 66 yearly contracts (not customer lists!) with even more accounts on a per cut basis. Hedging et cetera are upsells, average yearly contract for the cut, trim, edge, blow off only are about \$100/month. Several contracts are more than 14 years old, and most are well over 5 years old. Don't miss your opportunity to own this very well established and profitable landscaping business in Port Charlotte, Florida. The company has a very good name in the area and is known for their punctuality, reliability, quality and overall customer satisfaction. The room for expansion is endless for this business, act now and become the proud owner of a thriving business!

PROPERTY HIGHLIGHTS

- PRICED FOR IMMEDIATE SALE, Was \$120k, now \$70,000
- \$26K IN EQUIPMENT - THIS INCLUDES 2015 DODGE RAM QUAD CAB 5.7 WITH 65K MILES!
- \$55k+ Owner Benefit
- 66 annual contracts, & many per cut customers.
- Company has a very good name and website

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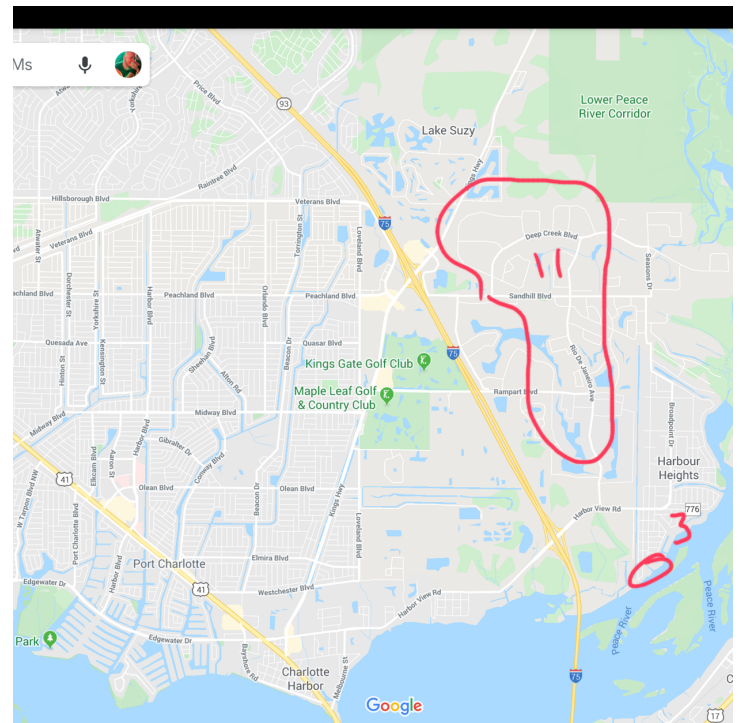
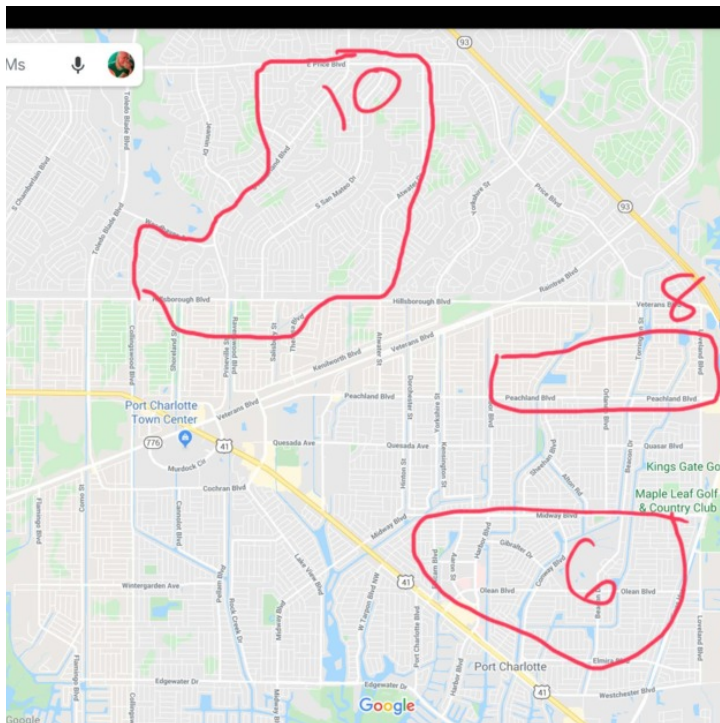
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BUSINESS BROKERS of FLORIDA
"OWNER'S BENEFIT" WORK SHEET

BBF

Listing # Financial data for months, from: to:

Table with 5 columns: Item, OWNER'S RECORDS, (Adjustments), Reason for Adjustments, Adjusted Amount. Rows include GROSS SALES, COST OF GOODS, GROSS PROFIT, and ADJUSTED GROSS PROFIT (ENTER BELOW).

Table with 5 columns: EXPENSES, OWNER'S RECORDS, (Adjustments), Reason for Adjustments, Adjusted Expense. Rows include Accounting, Advertising, Amortization, Auto Expenses, Bad Debt, Bank Charges, Commissions, Contract Labor, Depreciation, Donations, Dues-Subscriptions, Employee Benefits, Freight, Insurance -Business, Insurance -Auto, Insurance -Health, Interest, Janitorial, Legal, Licenses, Maintenance, Office Supplies, Owner's Salary, Postage, Rent Equipment, Rent Facility, Repairs, Salaries, Supplies, Tax, Tax - Payroll, Telephone, Travel/Entertainment, Utilities, and Miscellaneous.

Table with 2 columns: Description, Amount. Rows include TOTAL ADJUSTED EXPENSES (ENTER BELOW), ADJUSTED GROSS PROFIT, MINUS TOTAL ADJUSTED EXPENSES, and = TOTAL OWNER'S BENEFIT.

The above set forth information has been secured from the Seller. (Broker)
in no way guarantees the accuracy of such information, nor does it warrant any assumptions as true and correct.
The Seller agrees that this information and other documentation will be made available through Broker, or from the Seller, upon the acceptance of an earnest money "Offer to Purchase." The Seller has authorizes Broker to disclose this information to any Prospect or his broker, regardless of said broker's "Agency Status." A faxed copy of this document and any signatures, shall be construed as original.

I certify that the above is correct and true Seller's Signature Date

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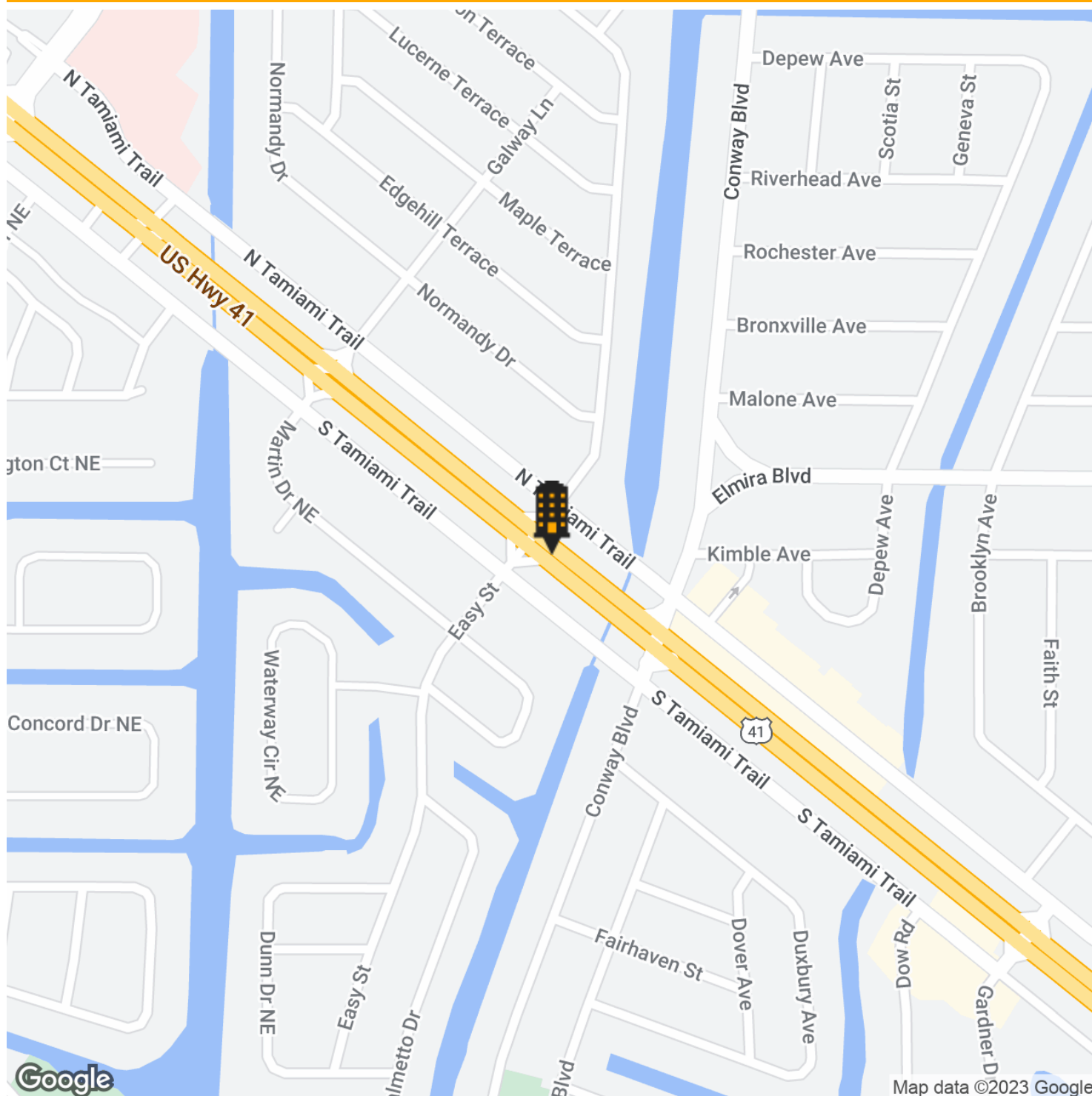
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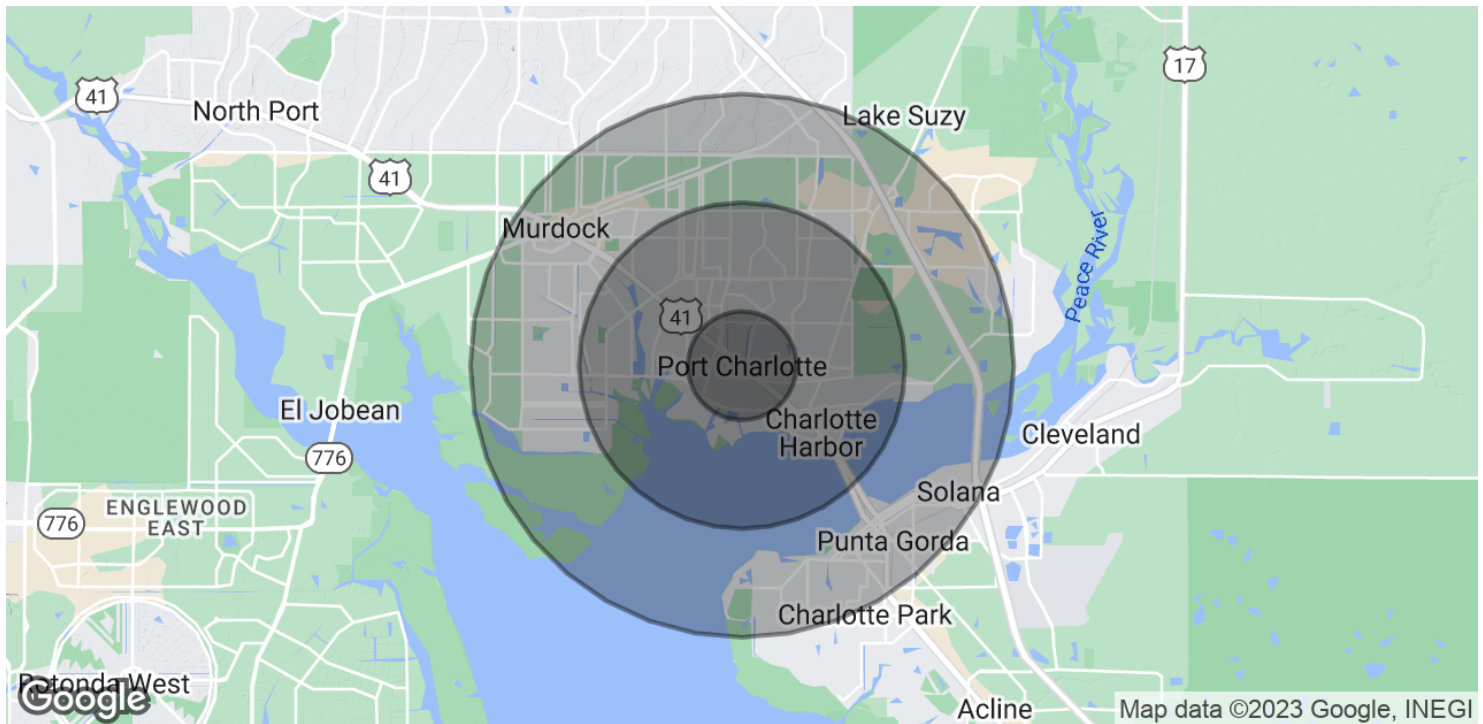
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,712	20,598	54,216
Average age	46.0	50.0	49.2
Average age (Male)	43.2	47.7	47.1
Average age (Female)	50.7	52.8	50.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,106	8,892	23,862
# of persons per HH	2.5	2.3	2.3
Average HH income	\$52,325	\$54,885	\$51,593
Average house value		\$494,566	\$191,505

* Demographic data derived from 2020 ACS - US Census

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