

BUSINESS FOR SALE

DAYLIGHT DONUTS.
URBAN EATERY

LIQUOR

\$350,000 + INVENTORY

GROVE LIQUOR

14344 Lincoln Street
Thornton, CO 80023

BUSINESS DESCRIPTION

Grove Liquor is a profitable business located in a high growth area of Thornton, directly off I-25 and 144th Avenue and adjacent to The Orchard Town Center.



SIZE
2,800
SF



ESTABLISHED
2014



EMPLOYEES
2-FULL
2-PART



2019 SALES
\$1,529,517



INVENTORY
\$200,000



RENT
\$7,900/
Month

BUSINESS HIGHLIGHTS

- Well managed, clean and inviting store
- Strong online presence with great reviews
- High traffic counts along I-25 and 144th
- Affluent area with above average HH Income
- Ample on-site parking, easy ingress/egress

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AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Households	1,747	22,184	70,273
HH Growth 2020-2025	10.19%	6.36%	6.03%
Median Household Income	\$118,115	\$102,969	\$95,356

TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
E 144th Ave	Washington St E	19,747	2018
Washington St E	144th Ave N	7,864	2018
I-25	E 136th Ave S	105,703	2020



CASH FLOW ANALYSIS

Grove Liquor: 2020 Pro Forma

<i>Investment Analysis</i>	<i>2020 Projection</i>	<i>Month Projection</i>
GROSS SALES	\$1,484,234	\$123,686
Other Income	\$0	\$0
TOTAL INCOME	\$1,484,234	\$123,686
Cost of Goods Sold	\$1,014,226	\$84,519
GROSS PROFIT	\$470,008	\$39,167
Salaries & Wages	(\$96,519)	(\$8,043)
Repairs & Maintenance	(\$370)	(\$31)
Rents	(\$96,987)	(\$8,082)
Taxes & Licenses	(\$131,489)	(\$10,957)
Licenses and Permits	(\$410)	(\$34)
Credit Card/Bank Fees	(\$26,716)	(\$2,226)
Insurance	(\$3,200)	(\$267)
Office Expenses/Supplies	(\$3,251)	(\$271)
Legal & Professional	(\$877)	(\$73)
Security	(\$495)	(\$41)
Utilities	(\$10,789)	(\$899)
Total Operating Expenses	(\$371,103)	(\$30,925)
NET PROFIT	\$98,905	\$8,242
Debt Service	(\$56,650)	(\$4,721)
Before Tax Cash Flow	\$42,255	\$3,521
PURCHASE PRICE	\$350,000	
ESTIMATED INVENTORY	\$200,000	
TOTAL PURCHASE	\$550,000	
Loan Amount	\$440,000	80.00% LTV
Initial Equity	\$110,000	20.00%
Interest Rate/Amortization	5.25%	10 Years
Monthly/Annual Amortization Payments	\$4,721	\$56,650
CASH ON CASH RETURN	38%	



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