

# BUSINESS FOR SALE

## LIQUOR



### \$300,000 + INVENTORY

## HIGH 5 LIQUOR

5099 W. 120th Ave.  
Broomfield, CO 80020



SIZE  
3,300  
SF



ESTABLISHED  
2011



EMPLOYEES  
2-FULL  
2-PART

## BUSINESS DESCRIPTION

High 5 Liquor is a profitable business located in the thriving Broomfield Plaza Shopping Center, directly off 120th Avenue and across the street from the Bradburn subdivision.



2019 SALES  
\$1,182,528



INVENTORY  
\$250,000



RENT  
\$10,300/  
Month

## BUSINESS HIGHLIGHTS

- Well managed, clean and inviting store
- Strong online presence with great reviews
- High traffic counts along 120th Avenue
- Affluent area with above average HH Income
- Ample on-site parking, easy ingress/egress

Madison Commercial Properties  
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## AERIAL MAP



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Households	5,624	36,011	96,609
HH Growth 2020-2025	5.71%	5.67%	5.60%
Median Household Income	\$93,829	\$94,319	\$80,692

## TRAFFIC COUNTS

	CROSS STREET	TRAFFIC	YEAR
W 120th Ave	Sheridan Blvd W	45,385	2020
Sheridan Boulevard E	1st Ave N	27,837	2020
Sheridan Blvd	W 123rd Pl S	22,156	2020



# CASH FLOW ANALYSIS

## High Five Liquor: Cash Flow

<i>Investment Analysis</i>	<i>2019</i>	<i>Month</i>
<b>GROSS SALES</b>	<b>\$1,182,528</b>	<b>\$98,544</b>
Other Income	\$0	\$0
<b>TOTAL INCOME</b>	<b>\$1,182,528</b>	<b>\$98,544</b>
Cost of Goods Sold	(\$768,643)	(\$64,054)
<b>GROSS PROFIT</b>	<b>\$413,885</b>	<b>\$34,490</b>
Salaries & Wages	(\$34,303)	(\$2,859)
Repairs & Maintenance	(\$1,807)	(\$151)
Rents	(\$124,749)	(\$10,396)
Taxes & Licenses	(\$5,291)	(\$441)
Advertising	(\$2,287)	(\$191)
Credit Card/Bank Fees	(\$28,107)	(\$2,342)
Insurance	(\$5,883)	(\$490)
Office Expenses & Supplies	(\$1,309)	(\$109)
Legal & Professional	(\$743)	(\$62)
Security	(\$519)	(\$43)
Utilities	(\$12,954)	(\$1,080)
<b>Total Operating Expenses</b>	<b>(\$217,952)</b>	<b>(\$18,163)</b>
<b>NET PROFIT</b>	<b>\$195,933</b>	<b>\$16,328</b>
Debt Service	(\$54,075)	<b>(\$4,506)</b>
<b>Before Tax Cash Flow</b>	<b>\$141,858</b>	\$11,821
<b>PURCHASE PRICE</b>	<b>\$300,000</b>	
<b>ESTIMATED INVENTORY</b>	\$225,000	
<b>TOTAL PURCHASE</b>	<b>\$525,000</b>	
Loan Amount	\$420,000	<b>80.00% LTV</b>
Initial Equity	\$105,000	20.00%
Interest Rate/Amortization	<b>5.25%</b>	<b>10 Years</b>
Monthly/Annual Amortization Payments	\$4,506	\$54,075
<b>CASH ON CASH RETURN</b>	<b>135%</b>	



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