



FACTUM

FILE: J-08

RETAIL FLOOR COVERINGS OUTLET

HISTORY

Founded 1985 **4 long-time knowledgeable employees** **Financially strong, operating**
debt-free, very profitable **Significant repeat business with customer base** **Serving**
Southern Ontario

PRODUCTS/SERVICES

Floor coverings – carpeting, hardwood, laminate, vinyl, ceramic

FACILITY

Located in a 32,000 sq. ft. mall for home décor – comprising the flooring outlet, a major paint outlet and a quality furniture retail store - all in the “home improvement” area of expertise. There are two buildings comprising 16,000 sq. ft. each. One houses the flooring business and paint outlet and storage for the furniture store. The second building is occupied by the furniture store.

Businesses located in the area enjoy several competitive advantages: multiples modes of transportation (road, air and sea), a large labour force available at lower costs than the Provincial average and one of the largest industrial areas zoned for heavy industry in all of Ontario. According to a local business publication, the area is one of the fastest-growing communities in Southern Ontario, offering the amenities of a larger urban centre, while still encompassing a small town atmosphere.

The entire group of retailers provides a pleasant atmosphere for the customer – a feeling of entering into a complete home décor centre. Clients enjoy a “one stop shopping” experience for home renovations.

THREE YEAR PROFIT & LOSS PROJECTIONS

	2011	%	2012	%	2013	%	2014
TOTAL REVENUE	1,362,294	100%	1,407,118	100%	1,498,153	100%	1,574,650

NOTE:

For illustrative purposes only.

These projections, estimates or opinions are not offered as predication and are based on discussions and information provided by management and the opinions of the appraisers. These projections are not assurances that a particular level of income or profit will be achieved or that specific events will occur.



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Broker of Record D.M. Robbins

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NOTE: We have been contracted by the seller to maintain a high level of confidentiality on this file. In this regard, we cannot identify the business to any prospective purchaser without first obtaining background information and satisfactory evidence of financial capability of the purchaser, a signed Confidentiality Agreement, along with the seller's prior approval of the purchaser.

Serving: Southern Ontario ♦ Lower British Columbia ♦ Washington ♦ Oregon ♦ Utah ♦ Western New York



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PROFORMA BALANCE SHEET AT CLOSING

ASSETS	
Total Current Assets	136,688
Total Inventory	182,761
Total Current Assets	319,449
Total Capital Assets	28,307
TOTAL ASSETS	347,756
LIABILITIES	
Total Current Liabilities	68,045
TOTAL LIABILITIES	68,045
NET BOOK VALUE	
Share capital	
Common Stock	200
Retained Earnings (Deficit)	279,511
TOTAL NET BOOK VALUE	279,711
TOTAL LIABILITIES & EQUITY	347,756

NOTES:

The Pro Forma Balance Sheet is prepared on the assumption that any excess cash is withdrawn and all shareholder and related party accounts are settled prior to closing.

Real Estate is excluded from this Balance Sheet but may or may not be part of this sale.

For further information, you are invited to contact

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