

Location: Palm Beach County, Florida.

Description: This is a long established postal store, in an excellent location, in a shopping center at the intersection of two major roads. A full range of services are offered, including postal box rentals. The business has 190 postal boxes and between 135-140 are rented at any specific time.

Employees: The owner works approximately 33 hours per week. Additionally, two part-time employees are required, working a total of approximately 21 hours per week.

Business Established: 1986. **How Long By Present Owner:** 2005.

Hours: Mon.-Fri.: 8:30 am to 6 pm; Sat.: 8:30 am to 2 pm.

Approximate Square Footage: 1,100.

Monthly Rent: \$2,731. On 5/1/12, monthly lease rate reduced to \$1,700.

Lease Expiration: 12/31/13. A longer lease can be obtained from the landlord.

Sales: \$190,288.

Owner's Discretionary Cash*: \$70,295.

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Inventory at Cost: \$4,000.

Value of Equipment and Other Assets: \$6,000.

Reason For Sale: Retirement and relocation to Maryland to be with grandchildren.

Price: \$105,000 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc.

Financing: Seller financing available.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

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