

# DAYCARE BUSINESS AND REAL ESTATE

## Boise, Idaho

### THE BUSINESS

For ten years, our client company has been providing quality daycare services to its market area in Boise. The daycare is licensed for 72 full time equivalent children. It provides care services for infants, toddlers, preschoolers and after schoolers. Flexibility for parents is one of the competitive advantages of this business. With the programs and rate structures for daily and hourly care services as well as monthly and weekly care services, the day care attempts to accommodate the varying needs of parents. Its normal hours of operation are from 6:30 am to 7:00 pm Monday through Friday. Breakfast, lunch and snacks are served to the children. The business utilizes a school bus/van for field trips and special pickup and delivery services. While the size of the staff fluctuates with increases and decreases in enrollment, the company employs five to seven caregivers. Included in that number is a director and a co-director. The director is willing to stay on with a new owner or transition out of the operation for a new owner/operator.

### THE FACILITY

The business is well located on a highly visible and easily accessible major arterial in Boise. This location allows for easy drop off and pickup of children. The freestanding facility is approximately 2,800 sq. ft. including separate rooms for infant care, toddlers and preschoolers. The property also has a fully equipped and fenced playground. Signage and visibility have been significant assets for the business over the years. The building and property are included in the asking price above.

### THE REASON FOR SELLING

The business is passively owned. The owner of the business is selling to pursue other business opportunities.

### THE IDEAL BUYER

The child care facility is a self contained, fully staffed operating business. As such, it will lend itself well to an add-on location for an existing daycare business interested in expanding through acquisition. The business is also a turnkey opportunity for a single owner/operator. The business has shown significant historic cash flow adequate to service the debt of a purchase, provide an owner with return on investment, and room for growth.

**ASKING PRICE**  
**\$625,000**

**TERMS:**  
Cash

### ASSETS

Real estate	\$425,000
Furniture, Fixtures, Eq & Business Value	<u>200,000</u>
<b>Total Assets</b>	<b>\$625,000</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Contact Agent for Confidential  
Financial Information

20090112

## ARTHUR BERRY & COMPANY



Business Brokerage Professionals

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For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **RANDY LIMANI**, will then contact you. If you prefer, this agreement can also be requested by contacting Randy at **208-639-6172**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4006