

FULL SERVICE DAY CARE CENTER W/REAL ESTATE

Pocatello, Idaho

THE COMPANY

Tykes Time Day Care began providing licensed day care services for the Pocatello-Chubbuck area in 1999. Tykes Time Child Care and Preschool has grown from a modest location. In order to meet the demand from parents and the services offered, the company expanded into a 6,500 SF stand alone commercial building on 1.28 acres. The building and property were last appraised at \$795,000. Tykes Time is one of the area's first child centers to offer individual classrooms that are structured according to the child's age and development. Tykes Time serves family interest and needs by providing a trained and licensed staff for children, newborn through elementary. The classroom settings are ideal for all age groups and with the large and diverse fenced playgrounds, the Center offers many recreational options. There are a total of four separated playgrounds. Tykes Time has set high standards, creating and professional environment with brightly decorated classrooms that promotes exceptional cleanliness. The growth potential to meet maximum occupant capacity is based on a new buyer's ambition. Occupancy is currently at 50%, leaving new owners with the ability to double historic income. The infrastructure could easily be modified to increase playground size and/or add new buildings.

THE LOCATION

Tykes Time is conveniently located off Chubbuck's main corridor, on a side road without through traffic. The location, in and of itself, offers the security of continued growth and success as it is situated in the center of Chubbuck where the highest level of new residence development has been taking place. Pocatello, Idaho continues to be one of the Intermountain Area's growth communities and has a strong fiscal base. Pocatello promotes higher education with Idaho State University, world class manufacturing, and the development of new business. Pocatello is central to Salt Lake Utah, Boise, Idaho, and West Yellowstone. Recreation is a strong component for the community.

THE CUSTOMER

Tykes Time does very little advertising; their loyal customer base has grown from word-of-mouth due to the excellent reputation built throughout the years, combined with the curb appeal and appearance of the true heart and love for children as evidenced within the interior design. The Center meets the needs of working households and mothers that want their children exposed and interacting with others and the world. The structured preschool education and learning stimulation offered by the Center creates happy experiences and learning experiences that no other environment can produce. The professional staff challenges child learning and offers the foundation for formal education down the line.

THE REASON FOR SELLING

The sale is motivated by several factors. The owner's health does not allow for daily one-on-one management and the family is considering moving from the area. The owner's goal has always been to provide the highest quality day care in the industry and utilize her management skills to maximize the service and realize a strong net profit.

THE IDEAL BUYER

This industry is ideal for diverse ownership, corporate owners looking at a strong industry ROI, individuals who want to own their own business, or a group of owners that want to diversify their ownership and management and be involved in the development of the next generation.

ASKING PRICE

\$690,000

(Price includes business and real estate)

TERMS:

Negotiable

ASSETS

Working Assets	\$50,000
2010 RE Bank Appraisal	\$795,000
Adjusted Cash Flow (2 year)	\$100,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information



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ARTHUR BERRY & COMPANY

Business Brokerage Professionals
and Commercial Real Estate

EASTERN IDAHO OFFICE:

3038 Old Castle Lane, Idaho Falls, ID 83404

Tel 208-535-9905 Fax 208-535-9906

For more information visit www.arthurberry.com or contact:

BILL SPOFFORD

Cell: 208-520-3357

bspofford@arthurberry.com

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