

UNIQUE RESORT AREA RETAIL

Idaho

THE BUSINESS

With over 60 years as one of the highest profile retailers in the area, this iconic specialty gift shop attracts locals as well as recurring tourists. Many say it is the MUST STOP shop in town. The store features unique gifts, souvenirs, resort T-shirts, jewelry and women's accessories, clothing, and unique toys. The owner believes everything should be fun and affordable – one of the main reasons for the store's longevity and popularity.

THE PREMISES

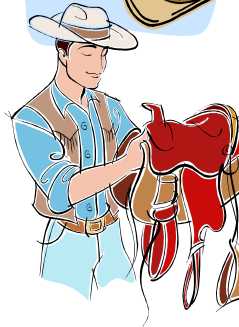
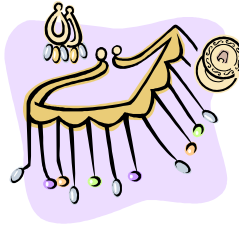
The facility contains about 1,575 sq. ft. on the ground floor with a small loft and storage space in the basement. Current rent is scheduled at \$5,000 per month, but the landlord has reduced the rent to \$3,750 through the end of 2009 in response to the recession. The lease has been extended through 2017.

THE REASON FOR SELLING

The Seller is planning to retire.

THE POSSIBILITIES

After managing the business remotely for several years, a "fresh" approach to marketing and a local presence by an owner would be a positive factor. The in-store management and experienced sales personnel all plan to stay. Additionally, the owner leases an adjacent retail shop. This space is also available for lease to the new owner either as expansion of the existing business format or as a replacement for other retail themes. Several former retail establishments in the community have closed, however the need still remains for various products that used to be provided.



ASKING PRICE
\$250,000

TERMS:
Cash

ASSETS

Furniture Fixtures & Equipment \$ 30,000
Inventory (varies with season) 60,000-80,000

Total Assets \$90,000

All values provided by Seller

SELLER'S DISCRETIONARY CASH FLOW*

Contact Agent for Confidential
Financial Information

*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **DAVE NORRIS**, will then contact you. If you prefer, this agreement can also be requested by contacting Dave at **208-639-6167**. 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 3962