

UNIQUE WOMEN'S HEALTH SPA

Boise Area

THE OPPORTUNITY

This opportunity is a women's health facility providing both spa and tanning resources at one location. Treatments are geared to the life-styles of today's active and engaged women. This automated spa services includes hydration, massage, rejuvenation and tanning services all in one secure and comfortable facility. All of the spa services are geared to soothe, relax and revitalize.

THE LOCATION

This west Boise class "A" location has exceptional accessibility and street visibility and is located near "major" anchor chains in non-competitive products. Several retail and service businesses adjacent to the location add to the potential. Residential development, to include gated communities, are all within easy driving distance. The facility is highly accessible to interstate highway for ease of visits.

ASSETS INCLUDED

All furniture, fixtures and equipment plus a base inventory of re-sale health related items are included in the asking price. The offering includes intellectual assets to protect the store image along with tenant improvements. A new owner will be required to obtain a lease agreement for the facility.

THE REASON FOR SELLING

The owner lives out of state and as such, must hire managers. This opportunity is best owned by a local operator with community spirit and local focus.

THE IDEAL BUYER

Individual or partnership(s) with health related sales, service or marketing experiences would be ideal. Individuals with a "passion" for healthy life styles and impeccable services would also work.

ASKING PRICE

~~\$159,000~~

Price Reduced to

\$85,000

TERMS:

Cash

ASSETS

	Cost	est FMV
Furniture/Fixtures/Eq	\$205,400	140,000
Inventory	2,000	2,000
Tenant Improvements	181,100	107,000
Signs/logo	<u>6,400</u>	<u>4,500</u>
Total Assets	\$394,900	\$253,500

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

Rev 20101129

ARTHUR BERRY & COMPANY



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, KIP MOGGRIDGE, will then contact you. If you prefer, this agreement can also be requested by contacting Kip at 208-639-6169. 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 4186