

ABBINANTE & CO.

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Childcare Centers

Location: Tucson, Arizona

Financial Information:

Asking: \$215,000

Gross: \$541,000

Cash Flow: \$119,000

Furniture, Fixtures & Equipment: \$100,000

Inventory: \$5,000 (included in price)

Real Estate: \$935,000 (excluded from price)

Financing: Seller will carry a \$100,000 second position note.

This Business and the already Appraised Real Property have been approved by the SBA for financing.



Summary Description:

The two Child Care Centers are licensed for enrollment of 199, and they have a combined enrollment of 124. The Schools are certified by DES. Good programs are in place with well-trained staff. The above Sales and Cash Flow amounts reflect the numbers seen on the 2012 Federal Income tax Return.

Potential buyers must possess a License to operate childcare facilities in the State of Arizona.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License #BR009292000.

Because of the Confidentiality surrounding the sale of the Business and the Real Property: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

General Information:

Facilities: The two facilities are located within 4 miles of each other.

They are well-maintained properties that are spacious and very functional. One of the facilities has additional land for expansion. There are Real Property appraisals for the facilities.

Growth and Expansion: An owner with more energy can increase revenues.

Currently, the childcare centers are not fully occupied.

Support/Training: The Seller understands the importance of assisting the Buyer in a smooth transition.

Reason Selling: Owner is 72 years old.

Year Established: 1971

Employees: 16

Contact Information:

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