

SF1000 - Services

Northern California - San Francisco

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Unique opportunity to own an executive suites business that has consistently grown its sales and bottom line. Located in Class A office space in financial district of San Francisco with well over 200 loyal and satisfied clients. Services include virtual office, actual office, conference room use, mail service and business address. Average monthly billing exceeds \$270. Current owner works part time and is assisted by six capable employees. Long term lease is in place assuring ample opportunity to recoup and grow investment. Excellent support and training available as part of purchase price. Approved for bank financing(7a)with a down payment of \$134,000.

### Highly Profitable Executive Office Suites in SF



### Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 7/31/2016	12 Months Ended 12/31/2015	12 Months Ended 12/31/2014	12 Months Ended 12/31/2013
<b>Sales</b>	\$760,634	\$722,033	\$591,028	\$398,872
<b>Adjusted Cash Flow</b>	\$208,908	\$187,107	\$106,055	(\$27,909)

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	5	1	Business
Owners	0	1	
Hours of Operation	8:30AM-5PM M-F		

### Price/Terms

### Lease

Asking Price	\$535,000	Monthly Rent Including NNN	\$16,958
Down Payment	\$134,000	Expires	5 1 2022
Inventory (included)	\$0	Option	For 5 years
Real Property Available	No	Size (sq.ft.)	4739
		New Lease Available	No

### Miscellaneous

Type of Organization	S Corp	Training	4 Weeks30 Hours
Reason for Sale	pursue another business opp		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.