

SF11092 - Education and Day Care

Northern California - San Francisco

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Rare opportunity to acquire a successful 40-year old pre-school in San Francisco with consistent profitability and a stellar reputation. Maintained profitability during Covid while other schools shut down. Perfect for a buyer with a passion for children and education, and who can qualify for a Day Care Center license. Capacity of 26 students with a long history of full enrollment. Wonderful faculty including a non-owner Director. Rich curriculum in place along with a strong, supportive community. Located in a great neighborhood with all the necessary amenities including a large outdoor play area. Pre-qualified for an SBA loan along with seller financing options. Seller willing to assist with smooth transition.

### San Francisco Pre-School Thriving For 40 Years



### Recast Earnings

(Not Verified By Business Team)

	8 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	8/31/2023	12/31/2022	12/31/2021	12/31/2020
<b>Sales</b>	\$437,440	\$652,148	\$569,356	\$550,638
<b>Adjusted Cash Flow</b>	\$105,021	\$167,186	\$122,122	\$125,252

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	4	8	Business, Social Services
Owners	1	0	
Hours of Operation	7:45AM - 5:30PM (M - F)		

### Price/Terms

### Lease

Asking Price	\$475,000	Monthly Rent Including NNN	\$7,893
Down Payment	\$70,900	Expires	8/31/25
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	2100
Real Property Available	No	New Lease Available	Yes

### Miscellaneous

Type of Organization	Sole Prop	Training	2 Weeks20 Hours
Reason for Sale	Retirement		

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.