

10317 - Business (or Biz to Biz)

Northern California - East Bay

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\$150K down, \$150K 12 month note and assumption of an SBA loan, gets you in to a Venture X shared work facility franchise. Owner spent approximate \$2.5 million in 2019 building out an executive 13,124Sq Ft. shared office space. Typical cost per the franchisor (1.5m-3m). In just a few months after opening revenue rose to \$44k a month. The COVID-19 lockdown has had a severe impact, but revenue has stabilized at \$17K a month. Both the landlord and SBA lender have made huge concession which a buyer can take advantage of immediately. With \$150K down & 150K 12 month note, a buyer can assume a loan balance of approximately \$966,000, with payments of \$7061 a month and have positive cash flow. Shared office space is predicted to boom once the pandemic is over as companies big and small abandon traditional fixed cost space and employees work from home, need only a place to meet clients or attend group meetings.

Turn-Key Franchise in Shared Office Space**Recast Earnings** (Not Verified By Business Team)

	2 Months Ended 2/28/2021	12 Months Ended 12/31/2020	2 Months Ended 12/31/2019
Sales	\$36,668	\$356,733	\$28,449
Adjusted Cash Flow	(\$27)	\$84,621	(\$59,522)

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	0	0	Business License
Owners	2	0	

Hours of Operation M-F 9am to 5pm, 24/7 Client

Price/Terms**Lease**

Asking Price	\$1,260,000	Monthly Rent Including NNN	\$0
Down Payment	\$150,000	Expires	8/2029
Inventory (included)	\$0	Option	No
		Size (sq.ft.)	13124
Real Property Available	No	New Lease Available	No

Miscellaneous

Type of Organization	S Corp	Training	2 weeks 20 hours
Reason for Sale	Covid/Liquidity issues & health issues		

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.