

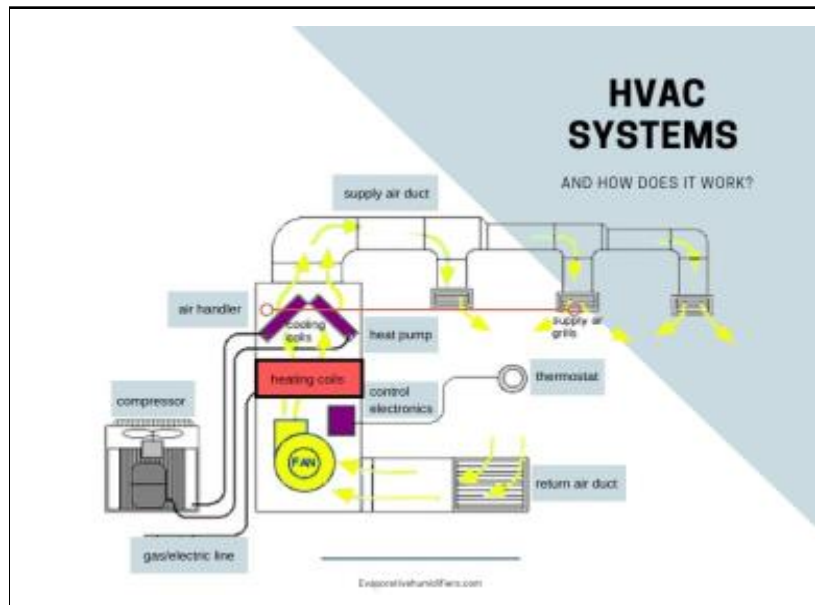
PH10561 - Building and Construction

Western States

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Located in Central Idaho, this highly profitable HVAC Business specializes in new construction, retrofits, service and maintenance serving residential and commercial builders, commercial property management companies and residential homeowners.

Established in 2001 by the present owner, this business has an excellent reputation. Experts in home comfort, the business provides custom systems focused on providing the highest quality and efficiency available. With a high demand for housing in the area, this business has a huge potential for growth and profitability.

HVAC Contractor - Over \$500K SDE!**Recast Earnings** (Not Verified By Business Team)

	8 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	8/31/2021	12/31/2020	12/31/2019	12/31/2018
Sales	\$1,922,882	\$2,505,493	\$2,077,920	\$1,305,086
Adjusted Cash Flow	\$851,771	\$412,006	\$229,187	\$106,600

Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	11	1	Idaho State HVAC Contractor's License Business License
Owners	1	1	
Hours of Operation	8 am - 5 pm M-F with 24 hr. on-call emergency service		

Price/Terms**Lease**

Asking Price	\$1,499,000	Monthly Rent Including NNN	\$3,100
Down Payment	\$1,499,000	Expires	08/30/2021
Inventory (included)	\$250,000	Option	No
Real Property Available	No	Size (sq.ft.)	-
		New Lease Available	Yes

Miscellaneous

Type of Organization	S Corp	Training	4 weeks 20 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.