

SA10904 - Clothing

Northern California - Sacramento

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New reduced price. Highly Coveted Lake Tahoe Woman's Boutique. Located in a prime spot in the busiest shopping center in this tourist destination, with tons of foot traffic. A new owner could easily accelerate growth by focusing on the business's online presence, and add on sales. Current owner is semi-absentee. Lots of year round and vacationing customers express a desire to purchase from the store while they are out of town. The store currently has 3-4 employees. Previous Revenues and earnings were effected by the pandemic and fires. Additional 100K of inventory available. Don't miss out on this Lake Tahoe Boutique!

**Hip and Thriving Woman's Boutique Store SDE \$200K****Recast Earnings***(Not Verified By Business Team)*

	12 Months Ended 6/30/2022	12 Months Ended 12/31/2021	12 Months Ended 12/31/2020	12 Months Ended 12/31/2019
<b>Sales</b>	\$900,405	\$856,468	\$713,127	\$912,303
<b>Adjusted Cash Flow</b>	\$217,248	\$286,831	\$270,496	\$144,749

**Operations**

<b>Number of Employees</b>	<b>Full Time</b>	<b>Part Time</b>	<b>Licenses Required</b>
<b>Non-Owners</b>	3	1	Business, Resale
<b>Owners</b>	0	1	
<b>Hours of Operation</b>	M-TH 9:30-8pm F 9:30-10pm Sat 9:30-10pm Sun 9:30-8pm		

**Price/Terms****Lease**

<b>Asking Price</b>	\$850,000	<b>Monthly Rent Including NNN</b>	\$12,254
<b>Down Payment</b>	\$127,500	<b>Expires</b>	12/31/2024
<b>Inventory (included)</b>	\$30,000	<b>Option</b>	For 10 years
<b>Real Property Available</b>	No	<b>Size (sq.ft.)</b>	2415
		<b>New Lease Available</b>	Yes

**Miscellaneous**

<b>Type of Organization</b>	S Corp	<b>Training</b>	3 weeks 20 hours
<b>Reason for Sale</b>	Consolidate businesses		

*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.*