



## SUMMARY

### Custom Millwork Mfg. in State-of-the-Art Facility!

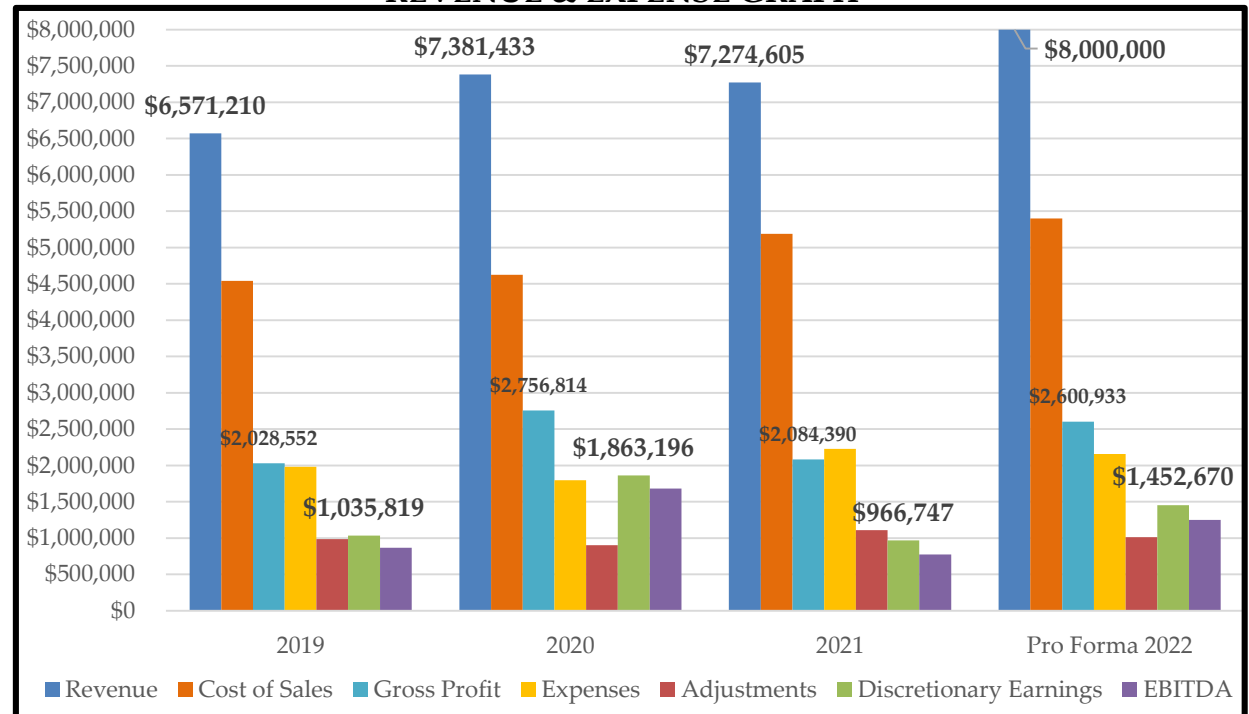
Listing ID: 37918

Situated in the Rocky Mountains of Colorado and Utah, the business specializes in custom woodworking, millwork services, and start-to-finish residential and commercial construction projects. Services include framing, installation, and interiors. Offering cabinets, doors, trims, and stairs, the company maintains a focus on high-end homes and long-term projects with several options for wood, including recycled material, and varied stains or paints. Found in excellent condition, the vast 32,500-square-foot warehousing facility features 2,500 sq. ft. of office space, 8,000 sq. ft. of storage for materials and equipment, and the remaining 22,000 sq. ft. for production. The industrially zoned property is leased from the sellers to the company and is negotiable for lease or purchase at the time of sale. Inventory levels are available to support large multi-million-dollar projects. The company's top ratings and strong reputation enabled the business to surpass its revenue projection with \$8,525,000 for 2022, alongside Discretionary Earnings of \$1,534,577 and EBITDA values of \$1,349,075. Skilled and experienced personnel of sixty nonunion employees are most likely to stay post-sale and continue quality-focused operations. The owners are available for as long a transition is needed with a negotiated compensation package, should the buyer require their support. With current marketing efforts relying on backed referrals from a large and repeating customer base, significant growth opportunities exist to take the business to the next level with a website and a strategic marketing plan. This opportunity is prequalified by the preferred lender and financials are supported by an independent evaluation!

## ESSENTIALS

- Asking Price: **\$5,500,000.00**
- Type of Sale: Asset or Stock
  - Equipment: \$470,000
  - Inventory: \$400K w/ negotiable \$600K.
  - Property: Leased and Optional
- Type of Business: Carpentry Work
  - Company Type: S-Corp. | SIC: 1751
- Top Services:
  1. Site Framing & Finish: 50%
  2. Cabinets, Doors, & Stairs: 38%
  3. Molding / Flooring: 12%
- Inception: Started 1999; Partnered in 2014.
- Annual Turnover Rates:
  - Inventory: 16.7x per year.
  - Assets: 3.5x per year.
- ✓ Average Growth Rate of 5.4%!

### REVENUE & EXPENSE GRAPH



*This information is provided for discussion purposes only. No representation is made by Broker as to the accuracy of the information provided or any other information supplied. Broker encourages the Prospect to thoroughly review and independently verify to his own satisfaction that the information provided is substantially representative of the business activity.*