



**ESTABLISHED DAYCARE CENTER IN NW HOUSTON -
SELLER FINANCING AVAILABLE**

**Listing ID #: 8168
Listing Agent: Chris Treleven**

General Information

Year Established: 2006
Year Acquired: 2010
General Location: Houston - NW
Employees: FT: 2 PT: 4 Contract: 0 Owners: 1
Operating Hours: 5 days, Mon - Fri 6:30am - 6:30pm

Reason for Sale: Retirement

Facilities

Type: Strip Center
Size: 3250SF
Rent/Mo: \$3,521
Lease Expires: 12/31/2021
Renewal Option: None
Security Dep: \$4,063
Land Area: N/A
CAM \$1,842 Taxes \$0 Ins. \$0

Business Summary

This established daycare center has been loyally serving families on Houston's northwest side since 2006. The center utilizes early childhood curriculum developed by experts to engage children in age-appropriate activities and make learning fun. Spanish language classes are held twice a week. Teachers are trained in childhood development, activities for the age of children they care for, and using positive discipline and guidance, along with continuing education throughout the year. Current enrollment is 50, with licensing for 56. Opportunity to increase enrollment with local community marketing and advertising. Center participates in the NCI childcare program and the food program. Operating since 2010, the current co-owner/director is passionate about the care and education of young children but is ready to retire. Full-time assistant director also on staff. Tour by appointment only thru Broker. Please be discreet, employees are unaware business is for sale.

Assets Included All assets of the business except exclusions. See list of equipment in file.
Assets Excluded Cash, Accounts Receivable, Deposits and Personal Items.
Assets Leased None
Growth Potential Local community marketing, advertise, increase social media presence.

Financial Summary

Business Price:	\$214,000	Gross Revenue:	\$307,155 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$104,836 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$10,000
Total Investment:	\$214,000	Inventory at Cost:	\$0
Down Payment:	\$164,000	Auto & Truck:	\$11,900

Financing Terms

Amount	Note Holder	# of Mos.	Rate %	Pmt./Mo.	Secured By
\$50,000	Seller Note	48	5%	\$1,151.46	Business Assets & Personal Guaranty

The above terms of the Seller Note are subject to Seller approving Buyer's resume and financial statement.

The above information has been obtained from the Seller. Certified Business Brokers has not verified this information, nor does it make any representations, express or implied, that this information is accurate. All prospective Buyers should verify information to their satisfaction. Numbers designated as "Proforma" are estimates by the Seller that are not supported by Financial Statements or Tax Returns.