

****DON'T BE SCARED ABOUT THIS BUSINESS****

Seasonal Halloween "Pop Up" Store Company for Sale

Summary:

The seasonal Halloween company for sale operates 3 temporary big box "pop up" superstores in Denver Metro, Colorado during the months of September and October each year. *Earn an executive level income in just 3 months.* Spend the rest of your year relaxing and traveling.

The seasonal Halloween Company is turnkey and a proven money maker. It's a simple business model with well documented financials. All vendor relationships and preferred pricing arrangements are in place for you.

Nearly all of your merchandise can be obtained on Net Halloween credit terms. Even your Temp leases can be structured with minimal down payments and the remainder payable when your bank account is flush with money from Halloween sales. Because the Halloween business is a trade credit business....You'll only need access to about \$20,000 of capital per store to get open for the season and cover things like lease down payments, opening payrolls and miscellaneous etc.

Here's how your operation will work: You'll put your retail broker to work for you Feb-June looking for vacant retail spaces of 8,000 sq ft or more. As your broker finds you good locations (Note: the company will refer you to several great brokers that they work with), your broker will then move to secure these spots on a temporary basis so that you can take possession of the spaces in late August or early September. It takes about two weeks to setup each store and you'll want to be open to the public ringling sales no later than September 15th. Your last day of business will be November 1st and it will take your employees about 5 days to pack up each store in semi-trailers (1 per store) until next season. A complete operations and marketing manual + in-person training incl.

A new owner gets a successful business with an excellent reputation for creating first class retail experiences, excellent customer service, best selection and great prices. There is plenty of growth potential. A new owner can implement the following to increase business:

- Add more locations (2-3 more stores should double your business) and they are easy to open up once you know the system
- Add an ecommerce division and sell on your website, ebay, amazon or 20+ other online marketplaces with lots of traffic
- Import several categories of products direct from china like props, and bump your store profits up by as much as \$15,000 per store, per category
- Open a year round location that also offers costume rentals, magic and toys

Location: Denver North Market

Reason for the sale: Partnership Dispute

Asking Price: **\$375,000**

The Seller will consider financing a portion of the sale with a substantial down payment

Financial Information:

20XX Sales = \$656,000 and Cash Flow = \$92,000

*Cash Flow = net income + dep + am + interest + officer's direct and indirect comp + non-recurring expenses

Equipment:

The equipment to setup and operate 3 big box stores up to 10,000 square feet is in great condition. A detailed list of assets to be included in the sale is available upon request

Employee Information:

There are 10 P/T seasonal per store

Training & Transition Information:

To ensure a smooth and seamless transition, the Seller is willing to train and transition the Purchaser for a mutually agreeable time period immediately following closing.

Important Notice: Information is believed true, but is not verified. No warranty is express nor is it implied.

Seller Confidential: 1630A 30th St. PMB369 Boulder, CO 80301