

ABBINANTE & CO.

5055 E Broadway, Suite C-214
Tucson, AZ 85711
Tel: (520) 750-1132
Fax: (520) 750-9969

UPS Store - On Air Force Base

Location: **Tucson, Arizona**

Financial Information:

Asking: \$125,000

Gross: \$180,000

Cash Flow: \$30,000

Furniture, Fixtures & Equipment: \$80,000

Inventory: \$5,000 (included in price)

Financing: Seller will finance a qualified buyer with a \$50,000 down payment.

Summary Description:

This UPS store offers a unique opportunity as seen in the "Competition/Market" section. One of the great characteristics of this store is the shorter hours and the ready-made market. The store is located in the "commissary mall" on Davis Monthan Air Force Base. The owner is currently not allowed to work the store, because of her status as a "resident alien." The other feature, which is of great benefit, is that there is a flat percentage rent (10%), which includes utilities and security. Because of the nature of this opportunity, buyers will be taken to the store by one of the employees of the business after the buyer has been financially qualified by the Broker.

General Information:

Competition: This is the only shipping and mailing center on the Davis Monthan Air Force Base. The store has great potential in that it has been operated on an absentee owner basis. It is believed that an owner operator can market this business' services, which includes printing, cards, etc. that the store currently does not afford the base.

Support/Training: Seller and franchiser will give adequate assistance and training to accommodate a smooth transition.

Reason Selling: Owner/seller cannot work in this store due to her resident alien status.

Year Established: 2005

Employees: 2

Contact Information:

Contact: Michael C. Abbinante

Phone: (520) 750-1132

Email: michael@abbinanteco.com