

REAL ESTATE AND BUSINESS OFFERING

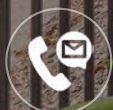
VANHOFFS NURSERY

1844 N. GOVERNMENT WAY, COEUR D'ALENE | ID 83814



TOK

COMMERCIAL



DANNY DAVIS

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OFFERING PRICE

\$1,671,000



OPPORTUNITY OVERVIEW

TOK is excited to present a unique opportunity to acquire a thriving business in the heart of Coeur d'Alene, Idaho. For over a decade Vanhoffs has provided high quality flowers, plants, and products to the community while offering exceptional customer service. This offering includes the business, real estate, furniture, fixtures, and equipment.

Building size	2,632 SF
Green house size	450 SF
Lot size	0.579 AC
Zoning	CDA-C-17

Business Value	\$660,438
Real Estate	\$925,000
Approximate FFI&E	\$85,562
Sale Price	\$1,671,000
3-year average EBITDA	\$220,146
3-year average return on investment	13.17%

- Stellar location in Coeur d'Alene.
- Well known, established business in the community.
- Strong financial history.
- Corner lot with easy access.

FINANCIAL SUMMARY

<u>Years</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>Average</u>	<u>Notes</u>
Total Sales	\$1,409,706	\$1,394,985	\$1,313,257	\$1,372,649	
Cost of Goods Sold	-\$1,048,521	-\$1,054,747	-\$945,363	-\$1,016,210	
Gross Profit	\$361,185	\$340,238	\$367,894	\$356,439	
Operating Expenses	-\$196,357	-\$181,450	-\$172,383	-\$183,397	
Operating Income	\$164,828	\$158,788	\$195,511	\$173,042	
<u>Add-Backs</u>					
Interest	\$370	\$456	\$1,000	\$609	
Accident	\$3,636			\$3,636	
Fork Lift Purchase	\$5,494			\$5,494	Value reflected on balance sheet
Depreciation		\$355		\$355	
Rent	\$50,000	\$40,000	\$40,000	\$43,333	
EBITDA/NOI	\$224,328	\$199,599	\$236,511	\$220,146	
Rate of Return	13.42%	11.94%	14.15%	13.17%	Based on the asking price of \$1,671,000
Retention of Gross Profit	62.11%	58.66%	64.29%	61.69%	
Annual Debt Service	-\$116,002	-\$116,002	-\$116,002	-\$116,002	Based on a loan to value ratio of 80/20
Cash Flow After Debt	\$108,326	\$83,597	\$120,509	\$104,144	Assuming 7.25% interest w/25 year am
Cash on Cash Return	32.41%	25.01%	36.06%	31.16%	20% down payment (\$334,220)





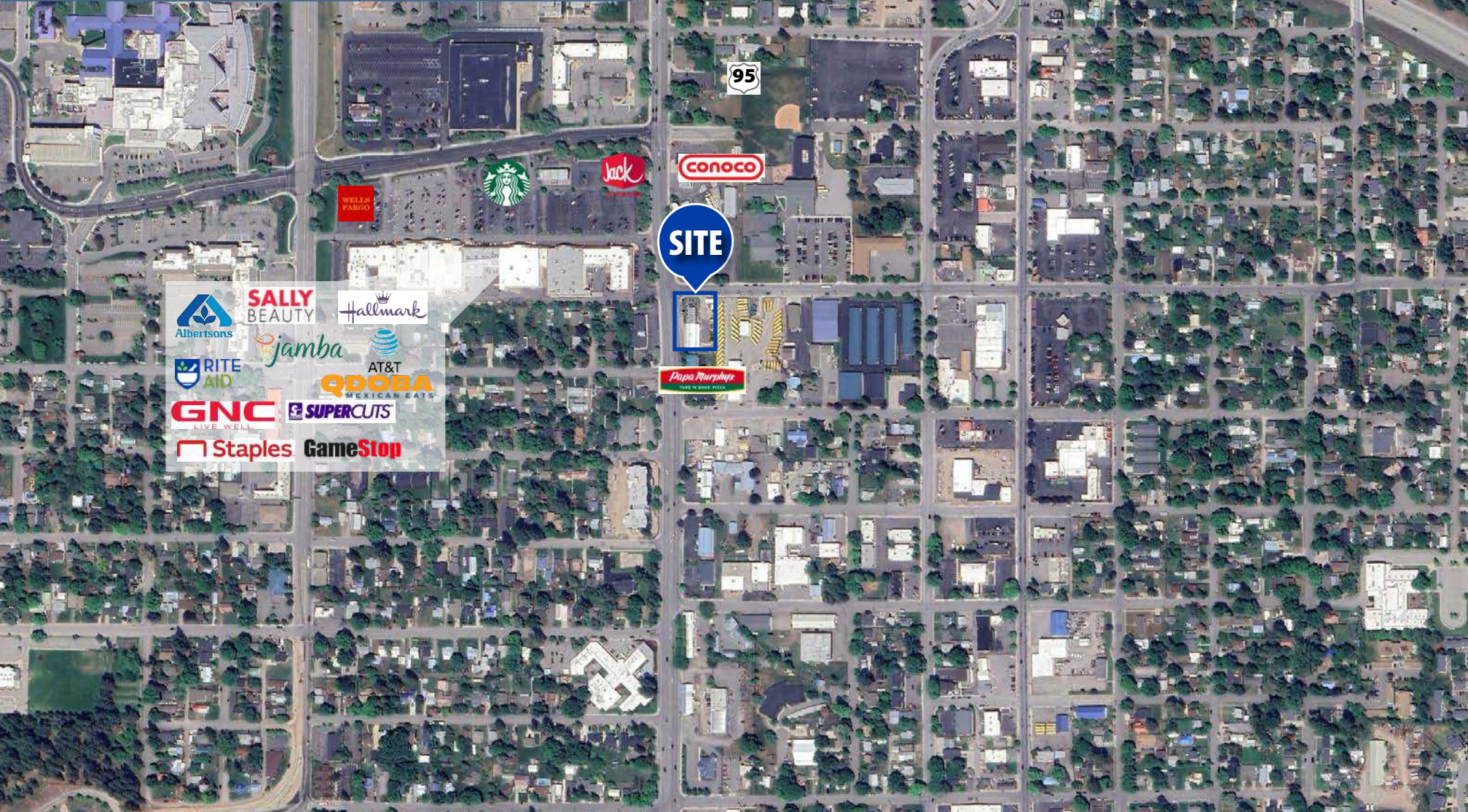
LARGE LOT WITH PRIVATE PARKING

SITE



 **17,352 VPD**

**SURROUNDED BY THRIVING
RETAILERS & SERVICES**



INVESTMENT OPPORTUNITY

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