



Business Brokers Network

America's Largest Network of Business Brokers

Business Brokerage Management System (BBMS) ©

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Listing No: BBN-149201022

Category	: Construction	SIC	: 1711
Detail	: Contractor A/C & Heating	Price	: 8,345,000
County	: Monmouth	Down	: 1,500,000
State/Prov	: New Jersey	Adj Net	: 2,649,481
Country	: USA	Sales	: 27,826,776

Our client is a leading provider of commercial plumbing and heating services in the NYC metropolitan area. The company's main focus of operation is in New Jersey. However, with operating plumbing licenses in six other states (and fairly accessible licenses in neighboring states), the company is positioned to expand services on a broad regional basis. Primary customers are general contractors and 99% of the work is commercial. Ninety percent of all work is performed as a Sub- Contractor. After 2003 record revenues of \$28 million, the company experienced a decline in 2004 due to various factors. However, a SD Cash Flow of \$1.4 million per year was obtained for past four years (including current), on the average, and the company is on target for fiscal 2005. The purchase price includes a significant amount of assets, in particular A/R (all current), and represents an attractive investment. The significant cash flow will not only enable an investor to recoup the initial down payment in a short period of time, but also provide a superb basis for expansion to the entire East Coast for the strategically focused acquirer.

Business Name	: WITHHELD	Phone: 732-872-6777
Home Page	: www.neumannassociates.com	
Address	: WITHHELD, WITHHELD, NEW JERSEY 07716	
Seller	: Withheld	
Listing Type	: EXCLUSIVE AGENCY	Date Revised : 6/3/2008
Listing Office is	: SINGLE AGENCY	Code : - 1002941
Documents on File	: Equipment List: Y Lease: Y Corp Resolution: Y	
	: Cash Flow: N Balance Sheet: N	
	: Standard Agreement: Y Signature on File: Y	
Showing Remarks	: WITHHELD	

Reason for Sale	: Relocation / Other Business Ventures
General Location	: NYC Metropolitan Area
Organization Type	: Corp 'C' Hours Owner Works: 0
	: Years Established: 21 Years Owned: 21 Emp FT: 100 Emp PT: 0 Mgrs: 5
Non Compete	: Miles: 500 Years: 5 Weeks Training: 8 Cost: \$0
Operating dys/hrs	: 6 am to 3:30 pm
Skills/Licenses	: General Management
Business is	: Relocatable: N Home Based: N Franchise: N Lender P/Q: N

Data Source	Tax Return		
Year (Cash Flow)	2003 (N)	(N)	(N)
Gross Revenue	27,826,776	0	0
Cost of Goods	23,279,423	0	0
Gross Profit	4,547,353	0	0
Expenses	3,186,827	0	0
Net	1,360,526	0	0
Owner Salary	615,330	0	0

Benefits	160,000		0	0
Interest Expense	103,897		0	0
Depreciation	409,728		0	0
Other	0		0	0
Owner Benefit	2,649,481		0	0

Accounts Rec	4,780,000	Y*	Real Estate	0	N*
Inventory	230,000	Y*		0	N*
F F & E	1,600,000	Y*	Total Assets	7,060,000	Y*
Leasehold	450,000	Y*			
*Included?					

Lease/Month: 14000 **Square Footage:** 20000 **Building Type:** Industrial
Terms & Options: Available **Expiration Date:** 12/31/2010

Loan/Assumable	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Seller	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00
Loan/Other	- Amt:	0	Mos:	0	Rate:	0.00	Mo Pmt:	0.00

**ACHIM NEUMANN
 BROKER**

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 ATLANTIC HIGHLANDS, NEW JERSEY 07716
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The information to follow will not show on BLI.

BLI Status:

Include in MLS : N
Listing Expiration Date : 10/7/2007

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