

OPPORTUNITY KNOCKS. .

1. *Desirable business location.*
2. *Exceptional investor opportunity.*
3. *Unique sale terms and pricing.*
4. *Potential rental/lease options.*
5. *Well-established company profile.*
6. *Pride of ownership is visible throughout the property.*
7. *Possible special financing for potential purchasers.*
8. *Established business benefits.*
9. *Possible owner transition assistance.*

For a personal and private preview of this unique business opportunity call:

**Opportunity just Appears
Now and Then**



**I'D LIKE TO EMPHASIZE
THE **Now** PART**

MAY WE PRESENT . . A SPLENDID BUSINESS INVESTMENT OFFERING

The enclosed statements, explain how business ownership often provides personal satisfaction, and exceptional financial growth. Partial lists of the advantages are:

1. **Control:** Take more control of your life, and become the decision maker.
2. **Freedom:** Owning a business is incomparable to the rules and regulations of being an employee.
3. **Startup:** Problems associated with most small business startups; are minimized with the purchase of an established business. Suppliers, inventory, current customer base, have all been established for you!
4. **Satisfaction:** Learn something new every day, with business ownership tasks and decisions that provide challenge and rewards!
5. **Sharing:** Enjoy special moments meeting with great new customers. Helping people is sure to produce personal satisfaction that makes anyone smile.

6. **Tax benefits:** Current state and federal laws provide great benefits to owners of small businesses.
7. **Funding:** The Small Business Administration (SBA), established in 1953, has lending programs set up for business loans!
8. **Family:** Involving ones family in an exciting and fun business venture, increases family ties, growth, and later opportunities for your children.
9. **Guidance:** Business sellers are generally very skilled at operating the daily tasks of their business. Opportunity exists, for this seller to provide temporary guidance, which helps insure transfer success.
10. **Location:** You probably have heard the real estate cliché: location means everything, and it is true. This unique opportunity is located in a preferred area, which not only improves the businesses' customer traffic but also, improves later resale value.
11. **Income:** Renting or leasing a business can provide great income stream to the owner/landlord
12. **Expansion:** We have all seen the single owner smaller restaurants, which later become larger franchises. This can happen to any small business owner who provides great service or goods.
13. **Inventory:** Without question, one advantage of buying an established

business, is the inventory that transfers to the purchasers after ownership transfer. Contact us today, and learn what inventory benefits come with a purchase of this business.

14. **Pride:** Most everyone has spoken to a small business owner, who showed pride in his or her work. Do you remember how happy this person was to help you? Pride of small business ownership could be waiting for you as well.
15. **Trends:** At last count over 100 million people were self-employed, and the numbers are growing fast! Around 450,000 small businesses will open there doors this year! Consider joining the trend, with a business of your own.

