

Listing ID# : PHOENAZ001010

## Arizona HVAC Market Leader

*(Industry: Service)*

n/a, AZ

### Financial Information

Asking Price:	\$ 7,775,000
Annual Receipts:	\$ 6,220,000
Cash Flow:	\$ 2,315,430
Downpayment:	\$ 6,220,000
FF&E:	\$ 360,000
Inventory:	\$ 50,000

### General Information

Reason for Sale:	Other opportunities
Year Established:	1951
Year Acquired:	1951
Employees:	FT:55, PT:0

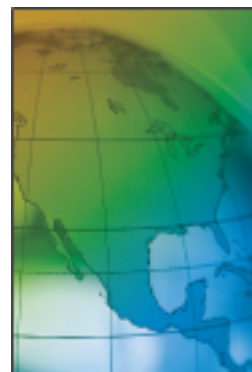
### Business Summary

ARIZONA HVAC MARKET LEADER. HVAC / Mechanical Contracting Business for SALE. Business Synopsis: Based in Arizona this business is an established market leader. The business is a licensed commercial HVAC contractor and a licensed commercial General Contractor. The company also offers other types of Construction, Residential, Service and Maintenance contracts which are disclosed in the full details (see below). Revenues for the last 3 years have been \$6.3M in 2005, \$9.8M in 2006 and \$11.6M in 2007. The company has a skilled and trained management team and full time staff of over 50. The business location is well positioned, and has additional property available for future growth and development. The offices and workshops are modern well furnished and nicely presented. The attractive lease terms are also assignable. The sale includes the business assets, including office and shop equipment, trucks and other vehicles furniture and fixtures. The sale would also include the trade name and inventory at the time of sale. The adjusted EBITDA for 2007 was \$2.3M, which was approximately 20% of sales. The business is being offered for sale at \$7,775,000 with the seller carrying a note for \$1,555,000 for 36 months. Alternately the seller is prepared to offer a discounted price for cash at closing of \$7,500,000. The seller is offering generous non-compete terms and is prepared to provide 52 weeks of on site training for the new buyer. For full details on this excellent opportunity please contact: Pete O'Neill, United Mergers & Acquisitions, 1744 S. Val Vista Dr, #217, Mesa, AZ, 85204. Cell Phone: 480-512-2261, e-mail: pete@unitedmanda.com

### Building & Property

Building:	24,500 sq ft
Monthly Rent:	\$12,700
Real Estate Available:	No

### Contact Information

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