

**FITNESS KICKBOXING FRANCHISE SOUTH OF HOUSTON**Listing ID #: 8204
Listing Agent: Hal Poel**General Information**

Year Established: 2017
Year Acquired: 2017
General Location: Houston - South
Employees: FT: 1 PT: 7 Contract: 0 Owners: 1
Operating Hours: 7 days, Mon & Wed 5am-8:30pm;
Tues & Thurs 9am-8pm; Fri 5am-7:30pm; Sat 7am-11am; Sun 8am-9:30am & 1pm-2pm

Reason for Sale: Health concerns

Facilities

Type: Shopping Center
Size: 2450SF
Rent/Mo: \$4,492
Lease Expires: 3/1/2024
Renewal Option: Yes - 4 additional years

Security Dep: \$7,166
Land Area: N/A
CAM \$1,245 Signage \$50

Business Summary:

Fitness Kickboxing is one of the fastest growing fitness workouts in the country because it incorporates real kickboxing moves on a heavy bag led by an energetic, engaging coach. This fitness activity helps adults and families lose weight by burning fat and toning muscle all while having fun in a dynamic, one-hour class that keeps them coming back day after day wanting more. The national franchise supports their owners' success by: protecting territories, comprehensive franchise training and being able to leverage nationally negotiated vendor relationships. This kickboxing club, for sale in a community south of Houston with favorable demographics, is known for being well managed, super clean and organized as further evidenced by excellent on-line reviews. There are two compelling reasons for a positive financial outlook for the prospective buyer of this business. The main one is that it is currently profitable, projecting to generate \$120k in Seller Discretionary Earnings in 2019. Secondly, the upfront investment savings compared to establishing an operational franchise from scratch is approximately \$300k. The Owner/operator business model is of course the most profitable but with good management, an absentee owner could also do well. This is a great opportunity with a lower upfront investment, for a potential owner who is interested in fitness and running their own show. Buyer to pay \$10,000 franchise transfer fee.

Assets Included All assets of the business except exclusions. See list of equipment in file.**Assets Excluded** Cash, Accounts Receivable, Deposits and Personal Items.**Assets Leased** None**Growth Potential** Corporate Membership and team building events. Market and advertise not only through Facebook and Instagram, but do periodic Every Door Direct Marketing (EDDM) through the USPS.**Financial Summary**

Business Price: \$295,000
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$295,000
Down Payment: \$295,000

Gross Revenue: \$370,374 (Pro Forma)
Discretionary Earnings: \$119,426 (Pro Forma)
FF&E: \$52,000
Inventory at Cost: \$2,500
Auto & Truck: \$0

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