

FOR SALE: Dog Boarding with Daycare: Non-Franchise

Focused on Boarding with a 100+ Pet Capacity!

Financial Overview

List Price: \$1,225,000

Gross Sales

2022	2021	2019
\$1,027,253	\$816,505	\$769,159

Cash Flow

2022	2021	2019
\$343,203	\$213,463	\$229,619

- **Profit Margin:** 32%
- **Multiple:** 3.55

Valuation: Cash Flow x Multiple = Valuation
 \$343,203 x 3.55 = \$1,218,370

Business Information

Services: Boarding, Day Care, Training, plus Swimming.

Clients: Over 1,000 active customers per year, made up of local pet owners, largely from word-of-mouth referrals.

Location: Charlotte, North Carolina

Facility: Room for 100+ pets with 55 "Dog Suites", 5 play yards in addition to the fenced in swimming area.

Personnel: 13 members on staff which include an Office Manager, a Kennel Supervisor, 2 drivers, 6 on Kennel Staff, and a consultant trainer.

Assets/ Equipment: Over \$200,000 – 2019 Ford Transit, 2017 Nissan NV3500, 2013 Nissan NV3500, kennels, tubs, inventory

Year Established: 2003

Current Owners' Responsibilities: Part time in the business. Providing general oversight with a focus on approving financials, and creating the schedule. These responsibilities can be absorbed by trained members on staff.

Reason for Selling: Retirement Planning

Seller Training Period: 6 months

Growth Opportunities: Host events at their spacious location. Add more programs for pet wellness.

Funding Example

Purchase Price: \$1,225,000

10% Buyer Down Payment	\$122,500
10% Seller Financing	\$122,500
80% Bank Loan	\$980,000

A 10% down payment of \$122,500 returns \$173,117 in the first year after debt payments!

Description

This dog boarding business has grown to over 1 million in yearly revenue while maintaining a 32% Profit Margin – putting \$343,000 in the owners pocket each year! Located just outside of Charlotte North Carolina, this business stands out above the rest, with a large fenced in swim area for dogs and well-maintained Dog Suites, this business prides itself on the excellent service provided to their clients. This business utilizes 55 rooms, these suites range in size with the largest family suite accommodating up to 4 dogs. Established in 2003, this pet resort caters to both the pet and pet owners needs by offering boarding, training, and daycare. They have over 1,000 active customers in a year, and many travel 6 or more times per year. The knowledgeable staff include an Office Manager, a Kennel Supervisor, 2 drivers, 6 on Kennel Staff, and a consultant trainer. The well-trained staff in place allows the owners to work part time as they enter retirement. There are 5 fenced in playing areas for the dogs to run in with an 80x80 training pen where behavioral classes are held.

Priced at **\$1,225,000**, this business is primed and ready for a new owner to step in and experience the joys of owning a high-end pet resort. A 10% down payment of \$122,500 returns \$173,117 in the first year after debt payments! While a new owner could step in and continue operations as is, there are opportunities for growth. These opportunities include, expanding their current training program to include "at home" training services, host more event, and add programs that are focused around pet wellness. On average this business has a minimum of 20 dogs in their care, and at times there are 100 dogs on a full day. The majority of their clients are obtained through word of mouth due to their excellent reputation within their community, the rest are obtained through social media and brochures strategically placed in veterinary offices.

- CONFIDENTIAL -

Last Revised: BV 8.2.2023