

# Own Up to Four Established Wellness Franchise Locations for \$22K Net Out of Pocket

Four proven wellness franchise locations in **high-traffic Central Florida shopping centers** alongside national anchors. Buyers may acquire all four locations or select individual ones. Lender Pre-Qualified · Visa Eligible · **\$131K After-Debt Service Cash Flow**.

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## Acquisition Snapshot

**\$825K**

Asking Price

**\$97K**

Down Payment

**\$213K**

Disc. Earnings

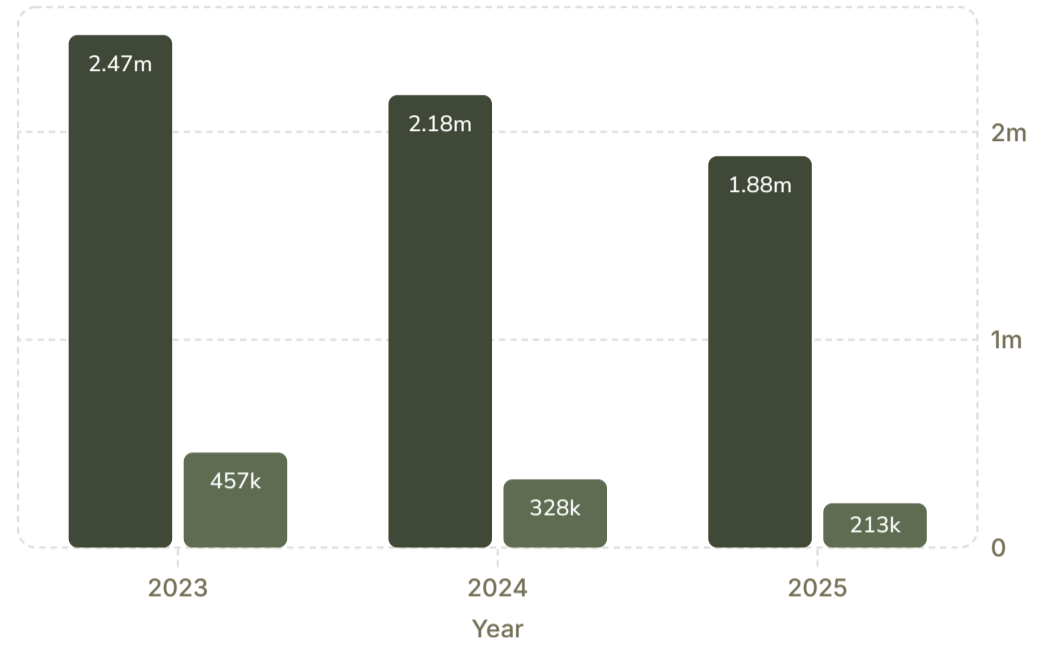
2025

**\$1.8M**

2025 Revenue

## Financial Performance

Gross Revenue (\$) Discretionary Earnings (\$)



### 4 Locations

Strip center placements next to Walmart, Nike & Crunch Fitness. 5,066 sq ft total. Leases through April 2030.

### Seasoned Team

GM with 30+ years of experience. 3 FT, 8 PT employees, 3 managers. 17 years established. Smooth ownership transition.

### High-Margin Products

Exclusive top-sellers: multivitamins, proteins, fish oils & herbal supplements. Average tickets \$50-\$1,000.

### \$4.5T Industry

Positioned in one of the fastest-growing global consumer sectors with untapped marketing channels and scalable systems.

## Financing Structure

Purchase Price	\$825,000
Working Capital	\$75,000
Loan Fees + Closing	\$56,000
Total Acquisition Cost	\$956,000
Down Payment	\$97,000
Loan (Other)	\$859,000 @ 9% / 120 mos
Monthly Debt Service	\$10,881

⚠️ After-debt-service annual cash flow: **~\$131,000**. Inventory (\$250K) & leasehold improvements (\$535K) included in total assets of \$785K.

## Key Business Details

Location	Central Florida (Orange County)
Structure	LLC · Franchise
Hours	Mon-Sat 9:30a-8p · Sun 11a-6p
Lease/Month	\$21,780 · Negotiable terms
Non-Compete	10 mi · 3 yrs · 2 wks training
Skills Required	Retail Management Experience
Visa Eligible	Yes



Carey Sobel, CM&AP, M&AMI, CBI  
 Managing Partner  
 (407) 329-3273  
[careys@bossgi.com](mailto:careys@bossgi.com)

Tony Blair  
 Managing Partner  
 (407) 383-7950  
[TonyB@BossGI.com](mailto:TonyB@BossGI.com)

2750 Taylor Ave Suite A-15 · Orlando, FL 32806 · [www.bossgi.com](http://www.bossgi.com)

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