

# FOR SALE: Passively Owned OKC Project Management & Construction Company

*Commercial contractor with loyal & talented leadership team!*

## Financial Overview

**List Price:** **\$10,850,000**

### Gross Sales

2024
\$37,874,014

### Cash Flow

2024
\$2,413,918

- **Multiple:** 4.5

**Valuation:** Cash Flow x Multiple = Valuation  
 \$2,413,918 x 4.5 = \$10,862,631

## Assets Included in Purchase: \$406,076

**Vehicles & Equipment:** \$187,000 – 4 Trucks, 1 Loader, and a Trailer

**A/R:** \$219,076

**Low CapEx**

## Business Information

**Services:** Preconstruction such as budgeting, site selection, design and permitting. Then complete construction project management

**Project Types:** Specialized projects such as skiff rooms for defense contractors, clean rooms for the biomedical sector, tenant improvements, and maintenance work

**Clients:** Developers, Government Contractors, and long-term Commercial clients

**Location:** Oklahoma City, OK with 95% of clients in OKC

**Personnel:** 7 FT on staff, including an Office Manager, Operations Manager, Project Manager, 2 Superintendents, an Assistant Superintendent, and 1 Labor Supervisor. All other labor is subcontracted out

**Owners Role:** Very passive, involved by choice providing vision and morale support for the team, attends owner meetings, and financial review. The operations manager oversees the day to day

**Reason for Selling:** Retirement planning

**Seller Training Period:** 6 months to 1 year

**Year Established:** 15+ Years

**Lease:** 3,000 sq ft facility with office space and a storage bay – Low Overhead

**Growth Opportunities:** Expand geographically and/or implement a marketing strategy

## Funding Example

**Purchase Price:** **\$10,850,000**

<b>10% Buyer Down Payment</b>	\$1,085,000
<b>10% Seller Financing</b>	\$1,085,000
<b>80% Bank Loan</b>	\$8,680,000

A 10% down payment of \$1,085,000 returns \$791,732 in the first year after debt payments!

## Description

Presenting a well-established project management and construction firm based in Oklahoma City, Oklahoma, serving primarily the OKC metro with 95% of its projects located locally. The company offers services including preconstruction and a comprehensive PM schedule focused in the spaces of: multifamily and industrial building, tenant improvements, maintenance work, and specialized projects such as skiff rooms for defense contractors and clean rooms for the biomedical sector. Their client base is diverse and loyal, consisting of developers, land brokers, government contractors, and long-term commercial clients. Most new business comes from word-of-mouth referrals and repeat customers, reflecting the company's strong reputation and relationship-driven approach. The business is operated by a team of seven talented employees, including an office manager, operations manager, project manager, two superintendents, an assistant superintendent, a labor supervisor and a well vetted pool of subcontractors. The operations manager oversees day-to-day management. The passive owner focuses on high-level vision and team leadership. The facility consists of approximately 3,000 square feet (2,400 sq ft office, 600 sq ft shop) with low overhead and very low CapEx. The seller has offered to stay with the business for 6 months to 1 year in addition to carrying 10% of the purchase price as a show of good faith in the continued success of the business post close.

Valued at **\$10,850,000** this is an excellent opportunity for a buyer seeking a reputable, profitable construction business with a solid team, established client relationships, and significant potential for growth. Growth opportunities exist through geographic expansion and increased marketing, as the company has historically relied on referrals and has not actively advertised its services.

**- CONFIDENTIAL -**

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