

Listing No: [NBBMLS-101401002](#)

<b>Category</b>	: Accounting	<b>SIC</b>	: 8721	
<b>Detail</b>	: CPA Practice	<b>Price</b>	:	340,000
<b>County</b>	: Broward	<b>Down</b>	:	75,000
<b>State/Prov</b>	: Florida	<b>Adj Net</b>	:	150,634
<b>Country</b>	: USA	<b>Sales</b>	:	274,818

Well established CPA practice with 1/3 monthly accounts, 1/3 Corporate Tax and 1/3 individual tax payers. Approx 175 corporate accounts and 500 individual returns make up the income. Expired staff will remain. The CPA practice is a base for other related services currently being offered by the company. Call agent for more details. Seller will stay in non related accounting business. Seller will guarantee \$275,000 in billings for the first year. Financing & interest rate based on S/B/A pre Qualified

<b>Reason for Sale</b>	: Confidential call agent
<b>General Location</b>	: Northern Broward County
<b>Organization Type</b>	: Corp 'Sub S' <b>Hours Owner Works: 24</b>
<b>Years Established</b>	: 10 <b>Years Owned: 10 Emp FT: 1 Emp PT: 5 Mgrs: 0</b>
<b>Non Compete</b>	: <b>Miles: 25 Years: 3 Weeks Training: 2 Cost: 0</b>
<b>Operating dys/hrs</b>	: 9-5 Mon to Fri
<b>Skills/Licenses</b>	: CPA
<b>Business is</b>	: <b>Relocatable: N Home Based: N Franchise: N Lender P/Q: Y</b>

Data Source	Tax Return	Tax Return	Tax Return
Year (Cash Flow)	2011 (Y)	2010 (Y)	2009 (Y)
Gross Revenue	274,818	293,621	312,509
Cost of Goods	5,111	29,125	33,888
Gross Profit	269,707	264,496	278,621
Expenses	119,073	120,242	107,820
Net	150,634	144,254	170,801
Owner Salary	<b>See</b>	<b>See</b>	<b>See</b>
Benefits	<b>Cash</b>	<b>Cash</b>	<b>Cash</b>
Interest Expense	<b>Flow</b>	<b>Flow</b>	<b>Flow</b>
Depreciation	<b>Report</b>	<b>Report</b>	<b>Report</b>
Other			
Owner Benefit	150,634	144,254	170,801

Accounts Rec	0	N*	<b>Real Estate</b>	0	N*
Inventory	0	N*		0	N*
F F & E	15,000	Y*	<b>Total Assets</b>	15,000	Y*
Leasehold	0	N*		<b>*Included?</b>	

<b>Lease/Month:</b> 1760	<b>Square Footage:</b> 1260	<b>Building Type:</b> Shopping Center
<b>Terms &amp; Options:</b> none		<b>Expiration Date:</b> 12/31/2013

<b>Loan/Assumable</b>	<b>- Amt:</b>	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Seller</b>	<b>- Amt:</b>	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Other</b>	<b>- Amt:</b>	265,000	<b>Mos:</b>	120	<b>Rate:</b>	7.75	<b>Mo Pmt:</b>	3,180.28

**YOUR NAME**  
**BROKER**  
**YOUR COMPANY NAME**  
**123 MAIN STREET**  
**DEERFIELD BEACH, FLORIDA 33442**  
**USA**



**Office** : (954) 000-0000  
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**Home Page** : [yourwebsiteaddress.com](#)

The seller provides all data and financial information on this business for informational purposes only. The broker does not warrant the above information and advises the buyer to seek professional advice when purchasing a business. This offering by the seller is subject to change or withdrawal without notice. This information sheet has been prepared on a confidential basis exclusively for:

Your Buyer Name



NBBMLS-1012001