



EBG
EUREKA BUSINESS GROUP



MODERN SPORTS BARBERSHOP CASH-FLOWING ABSENTEE OWNER OPPORTUNITY!

Located inside a prime mall of an affluent suburb of North Dallas

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Business Profile	
Location SF:	~1,400 SF (leased)
Number of stations:	17 chairs, 1 shampoo station
Booth Renters	17 barbers
Year Established:	2020
Employees	None!
Equipment & Fixtures	\$15,980
Visible Signage:	Above Entrance
Location	Affluent N. Dallas Suburb

Business Highlights

- Established since 2020
- **Absentee owner!**
- 2023 Projected Revenue: **about \$230,000**
- Huge upside for owner operator
- **Asking Price: \$275,000**
 - **Seller Financing available with \$295,000 purchase price**

2022 NET: \$78,458

2023 PROJECTED NET: \$120,000

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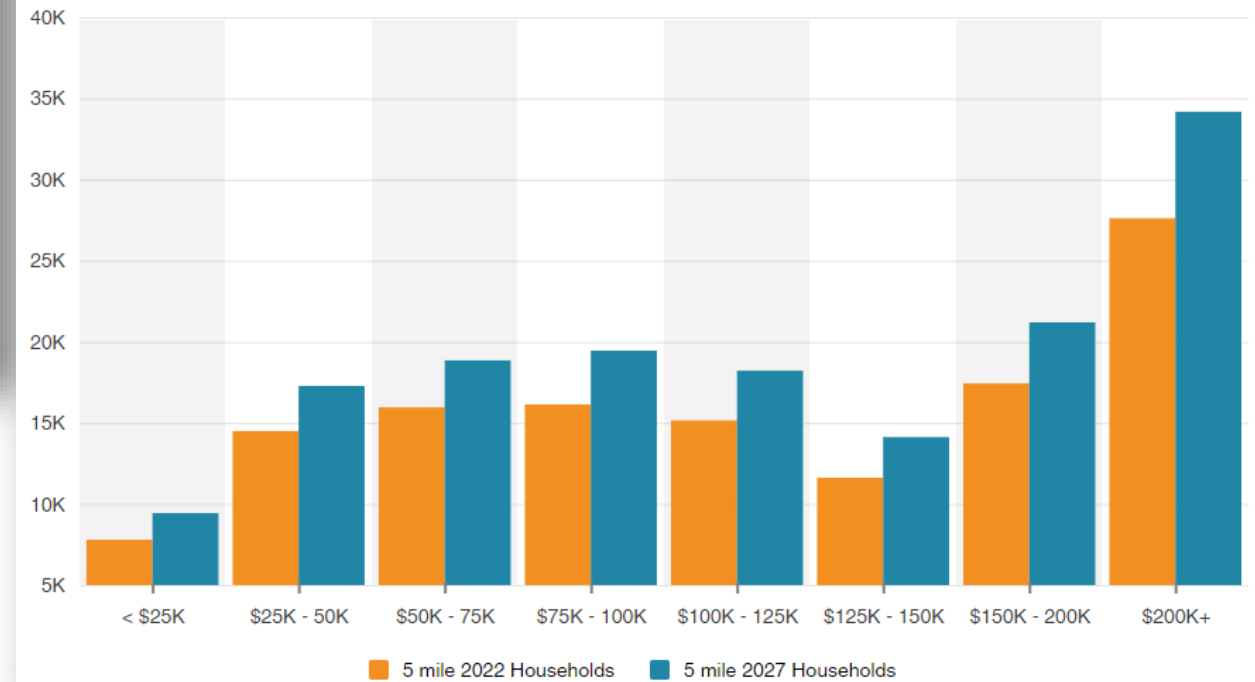
- **Transition to commissioned stylist**
- **Sell hair products**
- **Increase rents later in the year (owner just bumped to \$260/week. New owner can probably increase at least \$40 additional per week)**
- **Increase Walk-In rates**
- **Offer additional services**
- **Negotiate a new 5-year lease with the mall at lower rate**



Population

	2 mile	5 mile	10 mile
2010 Population	28,999	241,052	813,407
2022 Population	52,570	338,212	1,265,616
2027 Population Projection	64,858	410,446	1,532,693
Annual Growth 2010-2022	6.8%	3.4%	4.6%
Annual Growth 2022-2027	4.7%	4.3%	4.2%
Median Age	37.9	38.5	38.3
Bachelor's Degree or Higher	64%	60%	52%
U.S. Armed Forces	97	292	691

Household Income





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CONTACT



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the business and whether the business complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.



INFORMATION ABOUT BROKER SERVICES



Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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