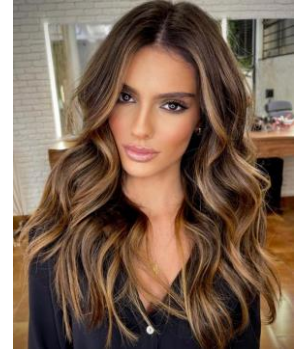


**UPSCALE SALON - SF EAST BAY-STREAMLINED OPERATION – PT OWNER**  
**LONG-TERM CLIENTELE, 20 DEDICATED STAFF, STABLE CASH FLOW, GROWTH & EXPANSION POTENTIAL**  
ABI Client # 4029

**COMPANY OVERVIEW:** Imagine owning a beautifully appointed salon with amazing staff, a positive environment and strong cash flow! This upscale, full-service salon features state-of-the art haircuts, best in class hair color, extensions, spa & skin treatments, special event preparation and a quality offering of salon products. Serving the SF East Bay area for 10+ years, the business enjoys a large database of repeat customers and a long term, dedicated employees. Strengths include a **strong brand/web presence, excellent customer service** and **streamlined operation** based on training and customized procedures.



**Facility:** Amazing Location! Welcoming Atmosphere! Positive Culture! Centrally located near major freeways, public transportation & situated in the heart of busy downtown area, this award-winning spa draws loyal clients from around bay area as well as referrals and walk-ins. The beautifully appointed distinctions include **>\$400k of leasehold improvements:** welcoming reception, seated waiting area, large retail display, well laid out space with 10+ stations, several treatment rooms, offices, hair washing stations and top line custom furnishings and equipment.

**Financials:** This Salon has grown consistently since its founding. Sales dipped 2020 during pandemic due to mandated closings, however, revenue has now surpassed previous years and is continuingly stable. 2023 could be a good strong growth year.

**Growth & Expansion:** There is a full-time general manager in place and the owner has slowly scaled back to part-time (30 hrs). Seeking an acquirer with industry experience (salon, beauty or service), business management and a passion for excellent customer service. New owner could explore many growth opportunities by adding Medi-spa services (several rooms available), expanding retail offerings, better database marketing, as well as leverage of online marketplace. Buyer could work full-time and replace key roles or hire an additional manager and operate absentee. Training will be provided to ensure a **smooth transition**.

**SUMMARY**

<b>Location</b>	SF Bay Area	<b>Purchase Price</b>	<b>\$849,000</b>
<b>Working Owner</b>	1 PT Working Owner	<b>Gross Income</b>	\$2,300,000 (2022)
<b>Employees</b>	Approx 20 Staff (FT & PT)	<b>Cash Flow – SDE*</b>	<b>\$345,000 (2022)</b> \$295k EBITDA
<b>Training/Support</b>	Up to 120 hours post close	<b>Inventory (included)</b>	\$35,000 (including supplies)
<b>Years in Business</b>	10+	<b>FFE (included)</b>	\$75,000
<b>Corporation</b>	S-corp	<b>Facilities</b>	5700 sq. ft.
<b>Financing</b>	SBA Pre-qualified or some seller financing avail for qualified buyer	<b>Monthly Rent</b>	\$17,915 plus CAM
<b>Reason for Sale</b>	Retirement	<b>Lease(s)</b>	Long-term, assignable

**Further Information:** please fax or email your completed Confidentiality Agreement (NDA) to:  
**Amy Cole**, MBA, CBB, M&AMI, BRE License #01788923, [acole@abi-ma.com](mailto:acole@abi-ma.com), 925-890-6012  
ABI Group Inc., 2010 Crow Canyon Place, #100, San Ramon, CA, 94583

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**BUYER'S ACKNOWLEDGMENT OF INTRODUCTION AND CONFIDENTIALITY AGREEMENT (NDA)**

The undersigned, individually and on behalf of any affiliated prospective buyer, acknowledges being first introduced to the business identified herein by The ABI Group, Inc. (Broker"). The undersigned requests information relating to the following business: Client #4029 – Upscale Salon ("Business"). Such information shall be provided to the undersigned for the sole purpose of entering into discussions with Seller ("Seller") of said Business for the possible purchase by the undersigned of all or part of the stock or assets of the Business. As used herein, the term Buyer ("Buyer") applies to the undersigned and any partnership, corporation, individual, or other entity with which the undersigned is affiliated. The undersigned agrees as follows:

**1. NON-DISCLOSURE OF INFORMATION:** The undersigned acknowledges that Seller desires to maintain the confidentiality of the information disclosed. The undersigned agrees with Broker not to disclose or permit access to any Confidential Information without the prior written consent of Seller, to anyone other than Buyer's employees, legal counsel, accountants, lenders or other agents or advisors to whom disclosure or access is necessary for Buyer to evaluate the Business. Disclosure of Confidential Information shall be made to these parties only in connection with the potential acquisition of the Business, and then only if these parties understand and agree to maintain the confidentiality of such Confidential Information. The undersigned shall be responsible for any breach of this Agreement by these parties, and neither Buyer nor these parties shall use or permit the use of Confidential Information in any manner whatsoever, except as may be required for Buyer to evaluate the Business or as may be required by legal process. If Buyer does not purchase the Business, Buyer, at the close of negotiations, will destroy or return to Broker (at Broker's option) all information provided to Buyer & will not retain any copy, reproduction, or record thereof.

**2. DEFINITION OF "CONFIDENTIAL INFORMATION":** The term "Confidential Information" shall mean all information, including the fact that the Business is for sale, all financial, production, marketing and pricing information, business methods, business manuals, manufacturing procedures, correspondence, processes, data, contracts, customer lists, employee lists and any other information whether written, oral or otherwise made know to Buyer: (a) from any inspection, examination, or other review of the books, records, assets, liabilities, processes, or production methods of Seller; (b) from communication with Seller or its directors, officers, employees, agents, suppliers, customers or representatives; (c) during visits to Seller's premises, or (d) through disclosure or discovery in any other manner. However, Confidential Information does not include any information which is readily available and known to the public.

**3. DISCLAIMER OF BROKER'S LIABILITY AND BUYER'S RESPONSIBILITY:** When business brokers take a business to market, they receive information about the business from the seller, usually including but not limited to tax returns, financial statements, equipment lists and facilities leases. Based on information provided by the Seller, brokers often prepare a summary description of the business which may include a cash flow projection, an adjusted income statement, or a seller discretionary cash flow statement. Buyer understands that the Broker does not audit or verify any information given to Broker or make any warranty or representation as to its accuracy or completeness, nor in any way guarantee future business performance. Buyer is solely responsible to examine and investigate the business, its assets, liabilities, financial statements, tax returns, and any other facts which might influence Buyer's decision to purchase or the price Buyer is willing to pay. Any decision by Buyer to purchase the Business shall be based solely on Buyer's own investigation and that of Buyer's legal, tax and other advisors. **Broker urges Buyer to obtain independent legal and tax counsel.**

**4. NON-CIRCUMVENTION AGREEMENT:** The Seller has entered into an agreement providing that Seller shall pay a fee to listing broker if during the term of that agreement or up to twenty-four months thereafter, the Business is transferred to a buyer introduced by listing broker or a cooperating broker. Buyer shall conduct all inquiries into and discussions about the Business solely through Broker and shall not directly contact the Seller or the Seller's representatives. Should Buyer purchase all or part of the stock or assets of Business, acquire any interest in, or become affiliated in any capacity with Business without Broker's participation, or in any way interfere with Brokers' right to a fee, Buyer shall be liable to listing broker or cooperating broker for such a fee and any other damages including reasonable attorney's fees and costs.

**5. FURTHER TERMS:** Neither Buyer nor Buyer's agents will contact Seller's employees, customers, landlords or suppliers without Seller's consent. For three years, Buyer shall not directly or indirectly solicit for employment any employees of Seller. Broker may act as a dual agent representing both Buyer and Seller. Seller is specifically intended to be a beneficiary of the duties and obligations of this Agreement and may prosecute any action at law or in equity necessary to enforce its terms and conditions as though a party hereto. Seller may assign this Agreement to any new ownership of Business. This Agreement can only be modified in writing, signed by both Broker and Buyer. Waiver of any breach of this Agreement shall not be a waiver of any subsequent breach. This Agreement supersedes all prior understandings or agreements between the parties with respect to its subject matter. This Agreement shall be construed under and governed by the laws of the State of California. In the event of any legal action regarding or arising from this Agreement, the prevailing party shall be entitled to recover its reasonable expenses, attorneys' fees and costs incurred therein or in the enforcement or collection of any judgement or award rendered therein. If Buyer is a corporation, partnership, or other such entity, the undersigned executes this Agreement on behalf of Buyer and warrants that he/she is duly authorized to do so. **Buyer acknowledges receipt of a fully completed copy of this Agreement.**

\_\_\_\_\_  
Name Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Company Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Street Address City State Zip

ABI Group Inc., Amy S. Cole, 925-890-6012, acole@abi-ma.com  
Broker/Agent