

KATANNING H HARDWARE
BUSINESS AND FREEHOLD PROPERTY
FOR SALE



- **AN AWARD WINNING, SUBSTANTIAL, DIVERSIFIED AND HIGHLY PROFITABLE BUILDING SUPPLIES, HARDWARE AND LANDSCAPE SUPPLY BUSINESS STRATEGICALLY LOCATED IN THE CENTRE OF KATANNING'S CBD.**
- **KATANNING IS A MAJOR COMMERCIAL, AGRICULTURAL MANUFACTURING AND PROCESSING CENTRE IN THE HEART OF THE GREAT SOUTHERN DISTRICT OF WESTERN AUSTRALIA AND ONLY 277 KMS SOUTH EAST OF PERTH. KATANNING IS A SUPER TOWN AND THUS IS A MAJOR RECIPIENT OF THE WA GOVERNMENT'S "ROYALTIES FOR REGIONS" PROGRAMME.**

CONSIDER THESE RETURNS

(All figures exclude GST)

- 1) THE BUSINESS** – A Well Established (14 Years) Growing Profitable and Diversified Business With Scope to Further Expand And Strategically Located in a Dynamic Super Town.

AVERAGE SALES FY 2019, 2018 & GROWING **\$2,321,000**

AVERAGE NET ADJUSTED PROFIT FY 2019, 2018

a) BEFORE RENT **\$367,000**

b) AFTER RENT **\$319,000**

BUSINESS SELLING PRICE

Plant and Equipment **\$200,000**

Goodwill **\$10,000**

Total **\$210,000 PSAV**

Estimated Stock at Valuation **\$370,000**

Total Estimated Walk In Walk Out **\$580,000**

RETURN ON INVESTMENT

a) Before Rent **62.3%**

b) After Rent **55.0%**

THE PROPERTY – ALL FREEHOLD LAND AND IMPROVEMENTS

(All figures exclude GST)

Acquire a 2914m² Central Business District Lot Zoned Commercial; Land Use Light Industrial with a Well Established Profitable Business as Tenant Paying Initial Rent of \$48,000 plus GST plus Outgoings

PROPERTY SELLING PRICE	\$415,000
INITIAL NET RENT	\$48,000
RETURN ON INVESTMENT	\$11.57%

The Sellers preference is for the Business and Property to be sold to the same or related parties with simultaneous settlement of the Property and the Business.

Offers will be considered on the Property alone conditional on an offer being received on the Business from another party with simultaneous settlement of both the Property and the Business.

Acquire for your Super Fund or for yourself a property with an initial net return of 11.57%.

Acquire for yourself, a relative or associate a business providing a net return AFTER RENT of \$319,000 or 55%.

GST.

The land and business are being sold together as a Going Concern. If the Buyers structure triggers GST on either the property and/or business, then the price is PLUS GST.

- **KATANNING IS A GROWTH CENTRE WITH RECENT DEVELOPMENTS SUCH AS;**
 - * **THE \$8 MILLION DEVELOPMENT OF THE PREMIER HOTEL AND DOME CAFÉ COMPLEX.**
 - * **THE COMPLETION OF THE NEW \$6 MILLION KATANNING SHIRE ADMINISTRATION COMPLEX AND COMMUNITY RESOURCE CENTRE.**
 - * **THE \$32 MILLION REDEVELOPMENT OF THE KATANNING HEALTH CAMPUS.**
 - * **THE NEW SALEYARDS COMPLEX – ONE OF THE LARGEST UNDER COVER SHEEP SALEYARDS IN THE SOUTHERN HEMISPHERE.**
 - * **THE INSTALLATION OF THE NATIONAL BROADBAND NETWORK (NBN) MAKING KATANNING THE FIRST REGIONAL CENTRE TO HAVE THIS TECHNOLOGY.**
 - * **THE \$5 MILLION UPGRADE OF THE ICONIC KATANNING ALL AGES PLAYGROUND PROVIDING A STRIKING ENTRY TO THE TOWN.**
 - * **THE ONGOING DEVELOPMENT OF PIESSE PARK – A 10 LOT SUBDIVISION AND PUBLIC OPEN SPACE DEVELOPMENT IN THE CENTRE OF THE TOWN.**
 - * **A MAJOR EXTENSION COMPLETED FOR ONE OF THE LARGEST MACHINERY DEALERSHIPS IN THE GREAT SOUTHERN.**
 - * **AUSGOLD IS A PERTH BASED GOLD EXPLORATION AND DEVELOPMENT COMPANY. AUSGOLD'S NUMBER ONE PROJECT IS THE DEVELOPMENT OF A 4031M² TENEMENT LOCATED APPROXIMATELY 40KMS NORTH EAST OF KATANNING. SUBSTANTIAL DRILLING AT THE SITE CONTINUES WITH CONSTRUCTION OF THE ACTUAL MINE BELIEVED TO HAVE A SCHEDULED START IN THE NEXT 12 TO 18 MONTHS.**
- **THIS OUTSTANDING GROWTH BUSINESS FIRST COMMENCED TRADING IN 2006 (NOW ESTABLISHED 14 YEARS) AS A HOME IMPROVEMENT CENTRE PROVIDING GARDEN SUPPLIES, FIREWOOD, BULK MULCHES AND SOILS AND A RANGE OF GARDEN PRODUCTS FROM POTS AND GARDEN ORNAMENTS TO GARDEN TOOLS AND LAWN.**
- **TODAY THE BUSINESS HAS DIVERSIFIED WITH A HEALTHY RANGE OF REVENUE SOURCES INCLUDING BUT NOT LIMITED TO;**
 - BUILDING SUPPLIES – INCLUDING TIMBER, STEEL, GYPROCK, CEMENT, ROOFING MATERIALS, DOORS AND ACCESSORIES, INSULATION, BRICKS, PLUMBING, ELECTRICAL AND GAS SUPPLIES.**

HARDWARE SUPPLIES – INCLUDING POWER TOOLS, FASTENERS AND FIXINGS, PAINT, TRADIES CLOTHING, SAFETY GEAR.

HOME IMPROVEMENTS – GARDEN, LANDSCAPE SUPPLIES, SWIMMING POOLS AND POOL EQUIPMENT AND CHEMICALS.

RURAL SUPPLIES – POLY PIPING AND FITTINGS, WIRE, PINE POSTS, FARM FENCING, STOCKFEEDS.

- **EXTENSIVE DEALERSHIP AGREEMENT WITH KLEENHEAT GAS – TO BE TRANSFERRED TO THE BUYER AT SETTLEMENT.**
- **SALES ARE APPROXIMATELY 50% TRADE AND 50% RETAIL. TERMS OF TRADE STRICTLY 30 DAYS WITH NEGLIGIBLE BAD DEBT HISTORY.**
- **EASY WAYS TO INCREASE SALES AND EXPAND**
 - * **EXTEND TRADING HOURS AND OPEN SATURDAY AFTERNOON AND SUNDAYS**
 - * **EXPAND HIRE EQUIPMENT FACILITIES.**
 - * **EXPAND AGRICULTURAL PRODUCTS – STOCK FEEDS, ETC.**
 - * **DEVELOP ONLINE ORDERING WITH DELIVERY.**



COMPREHENSIVE INFORMATION MEMORANDUM (IM) AVAILABLE

For A Very Detailed And Comprehensive Profile On The Property And Business Including

- 1. 6 Years Accountant Prepared Tax Financials**
- 2. Plant And Equipment List**
- 3. Certificate Of Title And Aerial Photographs**
- 4. Site Plans With Improvements**
- 5. Multiple Photos Of Property And Business Assets**
- 6. Establishment Of Asking Price**
- 7. Reasons For Sale**

For a Comprehensive Profile Please Contact



**EXCLUSIVE AGENTS
FORTUNE BUSINESS AND PROPERTY BROKERS**

ALL ENQUIRIES

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