

WHOLESALE / MANUFACTURING

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price	
Automotive	5132	Wholesale Distribution Automotive. 5 Day operation. Low staff. Good cash income. Continual growth - not GFC impacted. Aftermarket automotive products. Suitable "bolt-on". Growth potential. 2012 Financial yr showing 15% increase.	210,171	p/a 2011	575,000	
Cabinet Maker	5131	Est. in 1987, this excellent business has expanded from a small operation servicing a few industry based customers to a company manufacturing for not only just the building trade/builders, but also to the general private sector, with a turnover now approaching \$2.5 million dollars pa. Latest CNC technology and computer software allows them to produce a product quicker and more efficiently.	299,849	p/a 2011	750,000	
Furniture	5130	This well established furniture business has been providing discerning customers the ultimate in custom joinery, fit out design and fine craftsmanship for 35yrs + Specializing in commercial joinery, retail fitouts & custom built office furniture.	423,704	2010/2011	790,000	
Electrical	5123	Manufacturer & Service Provider to the Mining & Industrial Sectors. WA's best known business in this field. Est. 1979 (32yrs). Servicing a wide range of industries, including the resources sector. Niche market & products - made to order with limited competition in the market place. Some staff with between 16 and 25yrs of service. Excellent trading history with a consistent high level of profitability.	800,081	p/a 2011	1,800,000	
Steel Fabrication	5117	Australian owned successful manufacturer & supplier of synthetic & steel fibres for the reinforcing of concrete and shotcrete. Major worldwide supplier to large mining & civil industries. Specialised Plant & Equipment and a research & development facilities. With a proven history, trademarks, worldwide in-demand products, worldwide strategic alliances and sales expected to double this yr to over \$6 million this is a rare opportunity to acquire a growth business.				
Plastics	5109	Plastic manufacturer specialising in vacuum forming & fabrication. Wide range of processes & products servicing a wide range of industries. Design & tool making service with up to date CNC equipment. Growing national client base. High asset value. Technical knowledge not required. Present owner works 30+ hrs/wk.	325,636	p/a 2011	1,095,000	
Building Products	5102	Building Products Supplier. Major Regional Location. They don't come much better than this: Very long Est. under same ownership for 17 yrs. Currently trading only 5 days per week with very little retail to the general public (An area that can be expanded into). Has a large, long term and loyal customer base. Experienced staff in place, capable of running the business when owner is away. A substantial amount of assets (stock & plant) is included in the price.	774,426	to June 2010	1,980,000	
UNDER OFFER	Distribution	5100	Brilliant distribution business representing and distributing high quality products. Five days only. Great range of products with internationally acclaimed brands. Products are all consistently consumed. Excellent growth.	193,983	refer accounts	610,000
UNDER OFFER	Engineering	5084	Over 50% return u/mgmt! Long est metal fabrication/light engineering & roofing company - City of Geraldton. This 45 y/o business serves the midwest WA region & provides onsite manufactured products to a diverse clientele range such as: mining, building, transport, real estate, marine & rural industries and Govt depts.	911,403	10 months to April 2011	1,700,000
Civil Engineering Earthmoving	5077	Long Est Earthmoving and Civil Contracting Business. Over 30 yrs in the industry. 6,000sqm facility incl workshop. Gantry crane offices and hardstand. Extensive P & E. Experienced staff. Administrative owner. Subdivisions, roadworks, earthworks, drainage, house pads, dams, clearing, bitumen paving. P & E valued at over \$2.6m.	816,526	9 months to March 2011	2,800,000	
Electrical	5073	Wholesale/Trade Electrical Supplies. Business est since 2001. Simple to learn and operate. Minimal staff required- only two currently employed with P/T involvement from owner. Scope to grow with the introduction of an external sales person and/or a second outlet. Well known in industry. Rare business opportunity in the wholesale/trade supply sector in this price range.	146,838	p/a 2011	490,000	
Hydraulic Equipment	5064	Mining Wholesale/Manufacturer/Service Centre. Wholesale /distribution company. Mining industry focus. Well est, highly profitable, hydraulic gear pump wholesale /manufacturing & service centre. 65-70% market share. Manufacturing predominantly from well recognised & reputable imported product. Excellent distribution network. SE Asian expansion opportunities.	359,071	p/a 2010	930,000	
Installation Manufacture	5053	Manufacture/Construction/Installation. Statewide activity. Floating jetties / fixed jetties. Boardwalks & timber access paths. Boat ramps. Govt approved contractor. Client spread over diverse fields.			641,369	
Leather & Related Goods	5052	20yr Australian Icon. Perth based, quirky and unique import, manufacturing, wholesale, retail business run from a well stocked and superbly presented shop with a great website and strong online purchasing. Predominantly caters for the motorcycle & workwear industries both of which are showing no sign of slowing down. Provides motorcycle lifestyle leather and oil skin clothing, belts, boots, bags and accessories for retail and wholesale. Stock includes some custom made and mostly imported exclusive major licensed labels. Simple to run & would be easily learned. There is enormous room for further expansion particularly with workwear lines to local Govt & councils. This great business shows consistent profits.	147,229	p/a 2010	346,000	
Bakery Retail Wholesale	5041	High demand wholesale food processing and distribution company and property. Superb new purpose built factory with offices above in a prime expanding industrial northern suburb is available as part of the purchase price. Simple products with health educational department approvals for schools, hospitals and universities. Highly profitable with diverse industry customer base, currently run by husband & wife. Business is very systemised and has a good quality website. Also has a retail cafe on premises that is showing good growth.	404,630	p/a 2010	2,150,000	

WHOLESALE / MANUFACTURING CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Bus & Coach Services Transport	5032	Bus & Coach Importer with Sole Australian Distribution Rights. Australian design ruling allowing import of new buses. Sole agency distribution agreement with manufacturer. Full support from manufacturer. Currently Perth based but poised for national distribution. Very rare opportunity to enter this market. All of the hard work is done. Huge growth potential. In demand product.			2,750,000
Pharmaceuticals	5028	Est. 1995 this private independent business is a pharmaceutical manufacturer, distributor who imports and distributes throughout Australia, Asia and Europe. It has offices and staff in Australia and Europe and has its own trademarks in place. The owner is looking for a 50% active partner to help with its current growth & mgmnt.		p/a	2,500,000
Freehold	4975	Exceptional Industrial Site in Prime Main Road Location. 9050m2 site. Subdividable. Dual road frontages & access. Main road exposure. Ideal for redevelopment. Possible subdivision providing 2 sites each with excellent access.			4,500,000
Pharmaceuticals	4938	Manufacturing of pharmaceuticals and related products. Operates under registration & supplies to hospitals & pharmacies nationally. Offers scope to broaden product range. No special background required to operate.	397,397	p/a 2010	1,700,000
Hardware Plumbing	4931	Supplier of hardware and plumbing products to building industry. Offers full gamut of product from two locations. Long history with excellent market reputation. Owner willing to stay on under new ownership.	577,519	p/a	2,600,000
Shades	4925	Australian distribution rights including stock. Car park protection system against elements, proven overseas, Australian engineering certified and approved, WA one shire approved currently, 3yrs of development & approval in Australia complete, large market in commercial, airport and private vehicle protection. First units now installed in Perth elite car yard on Albany Highway in Cannington.			390,000

SERVICE

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Recruitment / Labour Hire	5134	I.T. Recruitment Sydney Metro. Solid permanent activity. Overseas branch. Strong contract arrangements. Excellent prospects to grow temporary contracts section. Owner will stay on with the business. 2011 sales/income - \$516,836	189,868	p/a	380,000
Service	5133	Well regarded service business. Blue chip clients. An essential service with excellent growth potential.	397,040	p/a 2011	555,000
Bus & Coach Services Transport	5124	Covering a wide range of transit services for a variety of customers, on a daily basis. Excellent late model equipment. Booming Northwest Business in Non-Trade Related Service Industry. Easily learnt & extremely simple to operate. Servicing blue chip companies/customers. Niche growing market. Highly profitable. No need for skilled labour. Opportunity to increase t/over & profitability.	659,858	p/a 2010/2011	1,350,000
Concrete Cutting	5121	WA owned & operated family business est. 1997, Many successful projects with clients both large and small. 4 fully equipped mobile units and a convenient round-the-clock service. Services the building, mining, Govt, commercial & residential sectors, & specialise in: Floor Sawing, Wall Sawing, Core Drilling, Bitumen Cutting, Brick Cutting, Inverted Drilling, Ring Sawing, Floor Grinding & Expansion Cutting. Massive clientele listing, major projects. Great potential growth opportunities.	248,971	p/a	465,000
Landscaping/ Gardening	5114	Lawn Mowing. Garden Maintenance. Landscaping. Reticulation Installation. Reticulation Repairs. Brick Paving Repairs. Weedspraying. 6 full time staff employed directly by the company. Jobs are solely commercial; strata unit complexes, shopping centres, a retirement village and factory unit complexes.	172,359	p/a	315,000
Cleaning Windows	5103	Home based service business dealing with the commercial property sector. Est. 1998. Contracts in place. 5 days/wk - Mon to Fri. Well Est. clientele - corporate sector, hospitals, etc. Current owner works from home in a mostly administrative capacity. Well documented avg annual profit of \$233,400 over the past two yrs. Asking price of \$390,000 represents a healthy 60% return on investment. Well known player in its industry, limited competition. Rare opportunity at this price.	236,765	p/a 2010	390,000
Transport	5101	Nationally recognised transport company with depots in NSW, VIC & WA. The business specialises in the mining, engineering, construction and general transport/freight sectors. Current owners commenced the business in 1999. All required accreditations are in place, complying with all statutory authorities.	985,801	to May 2011	2,950,000
Rent Roll	5099	Unique opportunity to purchase a solid, well est. real estate rent roll & independent real estate office in fast growing northern suburbs. Stable, compact rent roll of approximately 100 properties. Avg weekly rental of \$300 per property. Almost 100% single residential. All properties within maximum 10km from office. No super land lords. 8.5%+GST property management fee & all standard ancillary fees. One f/t property manager and one p/t assistant. Asking price based on a rent roll multiple of 2.5 incl \$25,000 (plant & equipment & sales department goodwill).			350,000
Hairdressing	5095	Well Est. "western suburbs" unisex hair studio with opportunity to purchase business premises. Same owner since 1981. Highly reputable unisex hair studio. Stable, loyal client base. Consistent annual turnover. Business premises offered at \$345,000+GST in high traffic area, good exposure & onsite parking.	81,216	p/a 2010	90,000
Computers/IT	5091	Information Technology Company proven in IT Service and Support to business incl supply & installation of equipment. Key areas of service - network support, internet systems support, systems implementation, computer hardware and software. High reputation and highly profitable in expanding IT market. Most clients on service contracts. Includes computers and vehicles.	509,421	p/a 2011	1,600,000

UNDER
OFFER

SERVICE CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Cleaning	5088	A predominantly commercial cleaning business located in booming Kununurra. The business has 2 competitors and 40% of the local market share with plenty of work always on offer. The owner is selective with clients and has a pleasing ongoing arrangement with the local shire (includes shire offices and airport), larger local businesses, Govt offices, supermarkets and so on. The business is simple to learn and operate with good P & E. Ample employees are in place with a steady supply at hand. Enormous potential for an enthusiastic new owner/s	209,668	10 mths 2011	250,000
Taxi	5082	Taxi & Transit NW WA Based. Leading taxi service company in northwest. Price includes 5 (CT) taxi plates, plus TC plates and vehicles. Easily operated by remote (from Perth for example). Located in booming northwest mining region. Mainly operated by subcontract drivers. Servicing: maritime, mining, construction and supporting industries and local community - airport transfers, crew changes, courier service etc. Prominent taxi services provided in WA's fastest growing and booming location. No previous industry experience required.	217,412	to March 2011	1,000,000
Electrical	5081	Electrical contracting business operating for 25yrs in the Mandurah area carrying out maintenance and installation work in the domestic & commercial sector.	540,000	p/a 2010	700,000
Glass & Glazing	5080	Glazing/Fabrication/Installation. Highly regarded business with solid customer base. Same ownership for more than 20 yrs. Excellent location and facilities. Incl vehicles. Customers include govt, institutional & domestic. Showing consistent sales and profit levels. Offers full gamut of related service. A well est and profitable business offering security of income & continuing profits. Would suit owner operator or existing operation looking for a "bolt on".	225,847	p/a 2010	330,000
Printing	5079	Highly Profitable Snap Franchise. Has long trading history providing valuable service to businesses in the Kalgoorlie area. The centre has a broad client base ranging from multi-nationals to local SME's & is well placed to capitalise on its excellent reputation. As a franchise of one of Australia's oldest & most successful franchises it has access to a state of the art print centre & corporate sales team (support). Snap is a nationally registered training organisation. Strong growth in sales and has continued to show excellent super profits to the owner.		p/a 2010	495,000
Automotive	5074	Very successful Ultra Tune Service Centre with vehicle cleaning and detailing arm superbly located close to the Perth CBD in large comfortable premises. Enjoy the safety and security of 100% Australian owned company - with '260 Service Centres Nationally'. Providing both 'Fleet' and 'Private' motorists with a full range of fixed price services, each designed to perform in a structured series of operating procedures enduring faster, more efficient and performance enhancing servicing. A solid small business with good growth potential and a new owner not necessarily needing to be a qualified mechanic/technician.	133,215	p/a 2011	280,000
Video Outlet	5070	Well presented franchised video and games rental business in high income north of river catchment area. Strong cashflow. Immaculate presentation. High turnover. Quality fitout. High income area. Can be run u/mgmt.	40,995	Last 6 months	160,000
Hire	5067	Highly Successful, Profitable Catering and Cafe Close to Perth CBD with Excellent Reputation. Prominent high traffic corner location. Majority of clients within the greater Perth CBD. Strong cashflow. Potential to expand and grow cafe. Bonus 2 bedroom residence included. Competitively priced giving purchaser 75% ROI.	245,552	p/a avg last 2 yrs	550,000
Migration Consultant & Services	5065	Experienced owner staying on for up to 1 yr - fully accredited. Professional systems & WIP. Suit large accountancy practice &/or recruitment / labour hire company wishing to enhance an existing migrant division or create a new division built on the experience of the owner who is available for up to a yr.			165,000
Automotive	5060	25yr old mechanical repair business, specialising in European motor vehicles, old and new. Over 1500 active & faithful clients with work diary usually booked at least 1 month in advance. This is a well known & respected Perth business situated close to the Perth CBD. The P&E is first class & situated in modern, clean & well presented premises with a new long term lease available on good terms. This business is one of the best and would be hard to better. Owner now retiring.	248,976	p/a 2010	420,000
Child Care Centre	5050	Purpose built circa 2003. Perfectly located in high demographic location with main road exposure. Business and freehold for sale. License for 55 children. Very busy OSCH license for 80 children. Elevated 934m ² land parcel. Highly sought after business type. 5 days per week. Govt assistance for parents.	391,192	p/a 2010	3,000,000
Travel Agency	5046	Will operate u/mgmt. Long Est. travel agency. Owner of many yrs will stay on. Strong profits - no corporate accounts. Cash positive. Experienced wide-ranging staff. Low rent. High gross margins.	273,556	p/a 2010	485,000
Marine	5030	Marine services facility located on prime waterfront property within the Australian Marine complex. Facilities incl undercover facilities for repair & maintenance on vessels up to 60mtrs + lifting, hardstanding & wet berthing.			5,800,000
Dry Cleaner	5022	Service Business Strong cashflow business. Extremely high gross profit margin. No Sunday trade. 2 Excellent locations. Long history of solid profits. Good staff in place. Services higher income demographic. Incl. environmentally friendly equipment. Long history of strong sales and profits. Faultless reputation.	248,113	p/a 2010	700,000
Child Care Centre	5021	Child Care Centre + Freehold with Strong OSHC. \$256,000 net profit u/mgmt. Licensed for 48 children. Busy separate OSHC Licence. Current occupancy 70% & growing. Freehold land 2000sqm. The centre continues to grow & will provide increasing profits for new owner. Long day care license increased to 48 in Nov 08.	241,215	p/a 2010	1,700,000

SERVICE CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Video Outlet	5017	Well presented, profitable franchised video and games rental business in high profile NOR catchment. Strong cashflow. Immaculate presentation. High turnover. Attractive long lease to 2023. Quality fitout. Prominent high traffic corner location. Strong ancillary sales. Excellent buying opportunity at 73% ROI.	109,084	p/a 2010	149,000
Beauty Products/ Salon	5012	Profitable, Long Est., Well Known, Easy to Run, Immaculately Presented Beauty Salon in Major Shopping Centre. ROI of 64.25%. Strong cash flow, high traffic location. Run u/mgmt. Est. 1997. High traffic location. Professional beauty services, facial treatments, massage, waxing. Exclusive skincare products by Dermalogica, Payot (Paris), Youngblood. Immaculate, near new, fully refitted 2006. Five treatment rooms with hot/cold water, floor to ceiling walls. Business can grow further by an owner operator, introduction of IPL and microdermabrasion & extended weekday & Sunday trading.	138,156	p/a 2010	195,000
Demolition Contractors & Equipment	4974	Prominent Demolition Company in Convenient Perth Location. Current tenders in for \$9m projects. Well operated demolition & remediation business. Quality personalised service to commercial, residential, industrial clients. Low overheads. Avg sales past 5yrs \$3,129,336. Plant & Equipment incl. \$300,000. 5 days, more subject to contract demand. Owner will assist for extended period by negotiation.	471,433	p/a 2010	750,000
Cleaning	4946	Highly successful and lucrative Karratha cleaning contractor. Would ideally suit a partnership. Sociable working hours, a strong customer base, first class plant and equipment. Very easily learned with simple practical systems in place. Excellent reputation with the owner choosing his clients and continually turning work away. Run from an industrial premises with accommodation.	208,142	p/a	226,000
Earthmoving	4933	Est. in 1991 to cater for a growing house pad construction market, this company has since grown to become a known presence in the earth moving industry. It has a successful track record in general earthmoving, bulk earthworks/site works, carpark construction and related services. Huge potential for further expansion. Owner wanting to retire. Consistent growth throughout 2008, 2009 and 2010. Turnover in excess of \$4m in 2010 financial yr. Excellent P&E at \$1,485,000.	1,291,845	p/a 2010	3,750,000
Child Care Centre	4850	Purpose built child care centre with freehold. East of CBD. Licence for 58 children. Run u/mgmt for the last 15 yrs. Suit owner/operator. Centrally located on major road. Close to all amenities.	155,612	p/a 2010	1,295,000
Delivery Round	4811	Highly profitable, secure news delivery round, ideal husband & wife or partnership business. Very attractive ROI of over 52%. The multiple of less than 2 times annual net profit is well below industry standards and presents an excellent buying opportunity. The exclusive territory incl est. suburbs of Bayswater, Bassendean & Ashfield just north of the Swan River and is secured by written contracts with West Australian Newspapers & Sunday Times. Genuine reason for sale- owner retiring. Accountant's figures available-fully documented.	193,996	p/a 2010	370,000
Newspaper Delivery	4627	Fast growing northern suburbs on coastal strip. Strong cashflow comes from loyal home customers & strong shop agents with-in the exclusive territory. Steady growth with-in the newer areas will supplement the existing client base & profits. An excellent family investment with solid returns and security of income. An excellent family investment with solid returns and security of income.	159,905	p/a	465,000

HOSPITALITY/ACCOMMODATION

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Cafe	5135	With a beautiful native garden/alfresco area, two function rooms and main dining area this cafe can cater for breakfast, lunch & cocktails. An absolute monopoly situation for this style of business with low rent & solid lease to 2020. If food and catering is your thing then this is the perfect vehicle for you to be very successful.	110,873	p/a 2011	295,000
Cafe	5122	High socio-economic location. Currently run under full management. Huge sales. Excellent growth and substantial profitability.	324,190	p/a 2011	870,000
Restaurant	5112	Icon Claremont restaurant and pizzeria. Flexible lease of a high traffic, very upmarket location. Only 2 owners in 15 yrs. May well present a great value for money opportunity to own this exclusive brand and take it to the next level.	241,542	p/a	
Accommodation	5085	14.9ha property with 11 chalets, homestead, cabin, a new 3 bed rammed earth and colourbond owners' house & a reception building containing 2 offices, kitchenette, laundry and reception room. This prime lifestyle hospitality farmstay property is one of the finest & best known in WA and has a first class reputation with a healthy level of repeat visitors. Currently operated by 2 families.	244,671	p/a 2010	2,650,000
Motel Restaurant	5078	Regional Motel with Restaurant. Located in thriving resources related area. Features 28 rooms. Strong trading history. Long lease available. Same owners since 2003. RAC rated. Only motel in town. Excellent prospects given proposed developments in the area. Fully licensed restaurant (6 days). An opportunity to tap into the growing hospitality sector. Several initiatives in the general area offer security and genuine potential for this business.	170,168	p/a 2010	450,000
Restaurant	5072	Be your own boss, live in sunny Broome and enjoy the beautiful sands of Cable Beach & Roebuck Bay. Centrally located amongst residential & tourist developments, opposite Broome Museum & a short walk to Town Beach. Brilliant reputation with locals & tourists alike. The fully licensed restaurant caters for 150 diners, has year round alfresco dining & caters for weddings/functions on request. Long term lease provides security for such a prized location. Incl. P&E	156,792	p/a	269,000

HOSPITALITY/ACCOMMODATION CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Cafe	5037	Terrific location. High socio-economic area. Easy to manage. Secure position. Excellent profitability.	272,661	p/a 2010	595,000
Accommodation Resort Management Rights	5036	Long term resort management rights to a 22 villa resort opposite the beach in Denham (Shark Bay). Denham services the tourism trade to Monkey Mia in addition to its own tourism, mostly associated with recreational fishing and surfing. One of the few resort locations in WA to show growth during the GFC. Freehold represent standalone owner/manager's residence.	314,855	p/a	1,140,000
Cafe Restaurant	5006	Iconic cafe located on the South West Coast. \$2.2m plus turnover. 65% gross margin. Elegant architect designed building and fitout. Fully staffed. Administrative owner. New long term lease available at around 4% of turnover. Fabulous presentation and location. Fully staffed longterm loyal workforce.	262,258	p/a 2010	655,000
Hotel	4997	Award Winning SW Hotel in Top Location with Accommodation, Cafe/Restaurant. Regional Hotel Located in Thriving SW Town. Presents beautifully - extensive refurbishment.. Would benefit from owner operator. Freehold available.			210,000
Motel	4944	A well located 56 room 3.5 star southern coastal motel. The motel has all normal facilities and is the first situated on the left at the entry to this large regional township. Vendors keen and all realistic offers presented. The motel was officially valued 3yrs ago for bank finance at \$3.95m!	485,568	p/a 2009	3,990,000

RETAIL (GENERAL)

UNDER
OFFER

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Lotto Kiosk Newsagency	5126	Immaculate fitout designed to optimise sales. Busy newsagency situated in excellent location next to Coles and outside main Target entrance. Two lotto terminals, major western union agent, major magazine seller, stationery and card displays. New 7 yr lease (5 yrs remaining).	162,505	p/a total incl. lotteries	700,000
Supermarket	5120	Great location on busy highway has 700 customers a day, shows excellent margins and very profitable to an owner/operator. High plant & equipment value with reasonable goodwill figure.	300,000	p/a	1,200,000
Newsagency	5118	Top-flight presentation of fancied Lotterywest franchise outlet. Large shop close to Coles outlet in developing western suburb. The business is performing strongly with a \$3m turnover & a good product spread. Lotto is the principal source of income along with magazines, cards and stationery.	195,194	p/a 2010	850,000
Liquor Store	5110	Liquor Store with outstanding presentation in popular NOR shopping centre on major arterial road. 6 day trade only. Lease until 2030 with rent of only 3.8% of turnover. Turnover in excess of \$2mil with a strong bottom line.	210,129	p/a	950,000
Liquor Store	5108	Boutique liquor store in high spending western suburbs location. Opposite popular local shopping centre. Great entry level opportunity to this exciting industry.	120,930	P/a	500,000
Garden	5096	Well Known Pots and Garden Decor Franchise / Retail Group. Western Australia's largest pottery chain covering: Water features, statues, birth bath and feeders, indoor urns, water pumps and much more. This business has been Est. 17 yrs in the current location. Extremely simple to operate, with only two people required most of the time. Long term lease available if required on the premises, in a vibrant commercial / trade centre south of river. This investment is showing a whopping 55.8% ROI! Well known, long Est. retail business with access to approx 4000 product lines. Excellent buying power by being part of this major retail chain.	100,659	p/a 2010	175,000
Clothing/ Accessories Fashion	5092	Fashionable, successful boutique in an exclusive upmarket North Perth shopping precinct. Immaculate presentation/ exceptional opportunity. Loyal client base of well over 2,300. Can be run u/mgmt. Long term lease can be negotiated.	177,527	p/a 2010	395,000
Camping Fishing & Tackle	5090	Very long Est. and successful camping and fishing store south of river. Backed by major, fast growing, Australia-wide buying and brand group. Enjoy the benefits of the bulk purchasing power of this group in a growing industry sector. Great south suburban location on prime high traffic highway this well branded store has ample room to display their wide range of camping and fishing products. Very high repeat customer base. High gross profit makes this a very profitable proven opportunity for a husband and wife or owner operator. Includes stock and P & E.	233,838	p/a 2010	708,000
Licensed Post Office	5083	Australia Post Agency / Retail. The Ideal Business! You don't have to pay for: RENT or STOCK or fixing plant and equipment. What doesn't sell gets sent back! Just rock up and make money. Aust Post guaranteed agency. Brilliantly presented shop in extremely busy location. Income derived from a wide range of sources incl all corporate PO products and service, Passport Applications, Police Clearances, Driver's Licence photo's etc. Ideally suited to a husband and wife team who like working in a clean & relaxed environment.	184,472	p/a 2010	775,000
Convenience Store Supermarket	5063	Modern well presented supermarket in easy living locale with monopoly position and everything the locals need. High cash sales. Steady \$60,000 sales per week. All this in a pleasant country style locale with primary school, medical centre, police station, fire brigade, day care, clubs, pool, golf club. Expanding population with 4 new subdivisions all selling.	252,699	p/a 2010	595,000
Batteries	5051	Very well regarded wholesale & retail service business with great products. Wholesale to Govt & Corporate customers. Written Govt contracts, and offers a range of products and consumables that are in constant demand. Excellent reputation, well presented website allows their customers to buy online. The concise range of products generate great sales and robust profitability.	896,311	p/a 2010/2011	2,500,000

UNDER
OFFER

RETAIL (GENERAL) CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Licensed Post Office	5039	Fabulous opportunity to buy a Post Office in lovely Perth hills location. Leafy hills suburb. Australia's No. 1 retail franchise. Bill pay, banking, stationery & cards and selected giftware. Located in a charming village centre. Enjoy the pleasant surroundings. Lots of growth potential. 294 post boxes and demand for more. 5 1/2 day trading. Monopoly location.	62,854	p/a 2010	225,000
Liquor Store	5038	Icon western suburbs liquor store in highly visible position on major arterial road. Surrounding area expanding with multi-million dollar residential developments. WA Liquor Store of the Yr 2009. Opportunity to trade very busy Sunday.	336,500	p/a 2011	1,050,000
Newsagency	5014	Wonderfully Presented Franchise Business. Outstanding Location. Very High Profit. High Margin Sales. Superb fitout. Perfectly structured. Outstanding location in mid-sized centre. Long profitable history. Highly ranked Lotterywest outlet. Fully computerised. 3 Lotto terminals. Full training to purchasers. Excellent records.	501,642	p/a	2,340,000
Newsagency	5013	Sensational shop in prime high profile location. High volume shopping & office precinct. Large dual access shop, captures maximum trade. Top presentation with beautiful shop fit out, recently done. Very high gross profit. Sound lease. Further potential for growth with new website and school supply contract. Long term successful trading history, proves the security of the business. Loyal customer base from local offices and city businesses. Immaculate books with extensive documentation. Fully computerised with off-site link. Sales almost \$7m.	667,449	p/a 2011	2,800,000
Newsagency	5010	Newsagency / Lotto. Super turnover in excess of \$6m with solid profits. Recent refurbishment places this business in the top bracket in the industry. Well located in sub-regional shopping centre. Benefits from growing franchise group. Includes all agencies including Lotterywest. Operates standard shopping centre hours. Good lease in place. This solid performing business is poised to benefit from infrastructure developments in the near vicinity.	271,765	p/a	1,150,000
Fitness	4996	International sporting goods retailer with 28yrs exp & over 35 stores across Australia. Services northern & eastern suburbs & has a solid commercial client base after nearly 4 yrs in operation.	215,936	p/a	439,000
Licensed Post Office	4990	Govt Licensed Retail / Service Business (Post Office Franchise). Rare opportunity to acquire a business in such an affluent location and of this calibre. Govt licensed and protected. Full training provided/no special skills required. Multiple and varied income streams. Operates Monday to Friday only. Part of income is set or guaranteed. Minimal or P/T only staff required. Considered amongst the safest investments in any business purchase.	208,693	p/a 2010	790,000
Video Outlet	4984	Video/DVD Store - Hire & Retail. Currently running u/mgmt with owner allocating approximately 15 hours per week in an administration capacity. Part of well known / recognised franchise group blockbuster. Located in one of Perth's fastest growing northern suburbs regions and joined to a major shopping complex. This store has been rated in the top performing stores in WA in previous yrs. Unforeseen family circumstances forces this business to come on the market. One of the easiest and safest businesses to operate u/mgmt. Full support / assistance from organised and systemised franchise group.	93,851	p/a 2010	225,000
Licensed Post Office Newsagency	4967	Strong performing Newsagency / Licensed Post Office in an attractive, affluent suburb NOR. The principal features are the powerful LPO licence and Lotterywest, supported by the longstanding newsagency. 1 lotto terminal & 2 LPO terminals.	220,109	p/a 2010	800,000
Tyre Retailer	4945	Truck Tyre Retail, Services and Manufacture/Retreading also providing on site fleet service with licensed product. Running U/mgmt. Unique business servicing commercial sector. Propriety plus major brands. Broad client base. Runs u/mgmt. Prime location. For sale by expressions of interest at asset value only - no goodwill. Fully staffed. Fully equipped service vehicles.	113,265	p/a 2010	700,000
Licensed Post Office	4940	Beautifully presented shop in busy commercial and retail precinct. Very low rent. Loads of potential.	113,634	p/a	500,000
Homewares	4919	House franchise in top western suburbs location. Become part of Australia's largest independent retailer of quality homeware & giftware products in an excellent high traffic location. Well est. in top location. Same owner 8yrs. Immaculate presentation. Strong cashflow. Long term lease offered. Systemised - simple to run. Excellent retail opportunity.	124,714	p/a avg last 3 yrs	290,000
Liquor Store	4917	Who would have thought? This east suburban liquor store: Pays a rent of only 1.4% of turnover. Has a lease to 2029. Has low wages. Has a gross profit of over 24%. Has 3000 home sites approved for surrounding area.	250,000	p/a	800,000
General Store	4906	Good Old Country Store & Farm Supply This business has a great history and is located in the Western Australian wheatbelt on the Great Eastern Highway approximately 2 hours drive from Perth. Country lifestyle with generous and steady income averaging around \$150,000 per yr net profit. Store is open 5 ½ days per week. The asking price of \$190,000 (PSAV) includes the store, sheds, blocks of land and fixtures and fittings. Nicely renovated house is also available to purchase or rent. Set in a great community with primary and high schools close by (approximately 30km) and would ideally suit a family or couple.	148,823	p/a 2009	190,000
Newsagency	4891	This Village Shopping Centre boasts a range of domestic shops such as this Newsagency, Lotto & Post Office as well as a supermarket, liquor store, restaurants & food outlet. Local trade is strong. Installation of post boxes would introduce more commercial customers as well as extra income. The full range of stationery, greeting cards & magazines - well placed for advancement.	136,435	p/a 2010	499,000

UNDER OFFER

UNDER OFFER

RETAIL (GENERAL) CONT.

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Newsagency	4859	If you dream of an ultra-strong business supported by two of the best known retail brands - this is it! Australia Post & Lotterywest are highly supportive of their retail network. Combined with the very pleasant tree-lined area, and equally pleasant customers, this business delivers a handy income in a lovely working environment.	236,772	p/a	888,000
Newsagency	4847	Nestled in the midst of a charming village shopping centre directly opposite the supermarket, is this immaculately presented combination Newsagency, Lotterywest agency and Licensed Post Office. The recently refitted shop boasts a huge attractive display area capable of accommodating any new product range. The Post Office has ample space and potential to add substantially to the existing post boxes. The surrounding residential area is a relatively untapped market.	127,489	p/a 2010	430,000

RETAIL (FOOD)

Category	File No.	Brief Description	Net Profit	NP Period	Listing Price
Franchise	5115	Lenards are Australia's largest speciality chicken retailer. Lenards has 98% brand recognition with over 200 successful stores across Australia serving over 8 million customers per yr. This business is a constant award winning store, well located, superbly presented and currently running 90% UNDER FULL MANAGEMENT with a new lease currently being negotiated. The elderly owner of over 6 yrs wishes to completely retire, buy a caravan and travel. This superb business has the safety and security of one of Australia's most highly successful National Franchises behind it and will give extensive initial business training and continuing ongoing support.	170,589	p/a 2011	422,000
Cafe	5113	Espresso Bar (Monday - Friday), central CBD location, fantastic regular trade.	181,524	p/a	405,000
Food	5097	America's most exciting new concept now in Australia - self service frozen yoghurt with toppings and range of smoothies. Short hours - no Sundays. Immaculate presentation - high pedestrian traffic location. Easy to run. Low labour cost. Franchise/License perfect for U/Mgmt scenario. Huge growth potential through multiple store ownership. The creator of "Madzoon" is a highly experienced creator of a juice bar/smoothie chain of stores. This is the pilot store in Perth & has shown fantastic potential.	128,977	July 2010 to June 2011	248,000
Cafe Franchise	5094	Upmarket Cafe - WA's Best Known Brand Beautifully presented, having recently been refitted and redecorated. Stand alone with outdoor eating area. Consistently growing turnover and averaging well in excess of \$22,000 per week. Long term secure lease available. Located in busy neighbourhood shopping precinct with minor competition at this level. Full training provided in all aspects of operating a cafe. Excellent systems are in place that enables this business to run under full or semi-management. Current owner works 15 to 20 hours per week in a purely administrative capacity. Rare cashflow opportunity. Easily operated under full or semi-management, well known and trusted brand with growing sales & profitability.	204,118	p/a 2011	675,000
Fast Food/ Takeaway	5093	Chicken Treat Store - regional centre. Australia's most recognised BBQ chicken retail brand. The store has been Est. 15 yrs. Located in a strong and desirable great southern WA town. Long history of profitability and with excellent future prospects on the back of the recent gold deposits found in the area. The business will easily support a partnership or an extended family. This is a rare opportunity to find such a viable and vibrant business in country WA with this level of profitability, market recognition, franchisor support and training provided.	235,715	p/a 2010	495,000
Franchise	5087	Franchisor position for 15 store National and International food franchise. One of Perth's most profitable "work from home" businesses with opportunities for business travel.	360,000	p/a 2011	1,100,000
Food Franchise	5086	Eagle Boys Pizza Franchise in "Monopoly" Location. Net Profit \$122,631 u/mgmt. High traffic monopoly location. Premier pricing store. Lifestyle location. Excellent opportunity to secure a strong cashflow, well Est., successful franchise business.	122,631	p/a avg last 3 Yrs	365,000
Restaurant	4941	International Pizza Franchise in High Exposure SOR Location. Next to Video Ezy and Subway. Excellent opportunity to become part of one of the world's most successful fast food franchises. The asking price of \$150K includes: Franchise Agreement for the next 10 yrs (\$34K). Franchise Transfer Fee (\$7K). Franchise Training Fee (\$5K).	53,103	pa 2009	150,000
Bakery	4914	Wholesale/Retail Bakery Cafe. Well appointed business in busy suburban shopping centre. Benefits from retail & wholesale sale with scope to increase wholesale. Well regarded for quality product. Minimal owner involvement.	297,634	p/a	900,000
Icecream	4789	Superbly presented Italian ice-cream shop in Harbour Town. Excellent cashflow business. Very high traffic area. Superb presentation. Simple to run. Highly successful shopping centre (Harbour Town). Very realistically priced at \$180,000.	79,516	p/a	180,000