

## Property Details

CONTROL: Partner  
VALUE: \$500,000  
LOAN: \$0  
EQUITY: \$500,000

TITLE: Steady Cash Flowing Business with Long term staff  
TYPE: Business Opportunity

HAVE: A registered S corporation in Washington State. With hundreds of customers including 42% large industrial, 31% B2B, 23% Municipalities, and 4% miscellaneous. 49% of the sales are from brokered sales, 23% color copying sales, 20% copying, and 8% other

WEBSITE URL: www.copiestoday.com

ADDRESS: 403 Catlin St, Kelso, Washington

BENEFITS TO NEW OWNER: Steady and improving cash flow. Stable, qualified staff, vendors, and customers. Potential upside

GROSS SCHEDULED INCOME: \$825,928 Actual

VACANCY LOSS: \$250,000

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$418,121

NOI: \$157,807

DEBT SERVICE: \$0

CASH FLOW: \$157,807

CAP RATE: 31.56%



**403 Catlin St  
Kelso, WA 98626  
(360) 636-1239**

BENEFITS SOUGHT: Steady income, vacation spot, retirement.

MOTIVATION: Take part equity, part Paper, Cash

CAN ADD: Building, Structured Lease, Improvement plan.

REMARKS: This is a 30+-year-old business started by the broker and his brother that has provided steady income for the partners and staff. The customer base is loyal and repetitive. Corp: 65% P. Palmer, 35% H. Palmer

OWNER: Copies Today Inc.

COUNSELOR: Hal Palmer  
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