

## OUR BEST BUYS - MAY 2022

B	LISTING # SF #	BUSINESS NAME	EARNS/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIC22992 SF13708	National Brokerage Company	\$3,508,944	\$18,500,000	Waste Services - 48 State	NO
2	WCIC21892 SF13606	Gas Station & Market	\$762,408	\$6,300,000	Price Includes Real Estate	\$4,000,000
3	WCIC22970 SF13483	Arizona Based Building Contractor	\$1,700,000	\$6,000,000	50 Yrs! Residential Construction - RE Avail	\$3,000,000
4	WCIC21869 WCIC21870	Vegas Market w/Check Cashing	\$1,111,800	\$4,950,000	70 Yrs! Price Includes RE	\$2,500,000
5	WCIC21895 SF13609	Licensed Assisted Living - Private Pay	\$471,752	\$4,400,000	2.5 Acres RE Included in Price	\$3,050,000
6	WCIC21917 SF13639	Liquor & C-Store	\$879,960	\$2,999,000	50 Yrs! Room to Grow	NO
7	WCIC21941 SF13653	Non-Medical Home Care	\$1,057,473	\$2,950,000	RE Available - Franchise Rights Included	\$550,000
8	WCIC21894 SF13607	Gas Station w/C-Store	\$266,700	\$2,900,000	Price Includes Real Estate	\$2,300,000
9	WCIC22962 SF13673	Liquor Store	\$545,976	\$2,700,000	38 Yrs! Drive-Thru, #9 Liquor	NO
10	WCIC21909 SF13619	Liquor Store	\$892,800	\$2,490,000	Busy Location Great Cash Flow	NO
11	WCIC21943 SF13339	Liquor Store w/Drive-Thru	\$575,040	\$2,490,000	30 Years! #9 Liquor - Lottery	NO
12	WCIC22982 SF13695	Upscale Home Consignment Shop	\$606,617	\$2,400,000	Few Competitors - Room to Grow	NO
13	WCIC21915 SF13622	Gas Station w/C-Store	\$237,881	\$2,300,000	Price Includes RE	\$600,000
14	WCIC22958 SF13667	Branded Gas Station w/C-Store	\$672,294	\$2,290,000	40 Yrs! RE Must Sell	\$1,500,000
15	WCIC21933 SF13643	Commercial Printing Services	\$583,085	\$2,200,000	25 Yrs! Option to Purchase RE in Future	NO
16	WCIC21934 SF13644	Flooring Sales & Services	\$887,616	\$1,997,000	30 Years! RE Included in Price	\$925,000
17	WCIC21874 SF13874	Concrete & Paving Contractor	\$832,987	\$1,995,000	30 Yrs! - Res/Comm	NO
18	WCIC21930 SF13640	Grocery & Liquor Store	\$708,600	\$1,950,000	60+ Yrs! #9 Liquor - RE Available	\$1,500,000
19	WCIC22960 SF13671	Res/Comm Painting Contractor	\$718,632	\$1,895,000	46 Yrs! RE Available	\$1,400,000
20	WCIC21919 SF13628	Commercial Building Sanitizing Svcs	\$613,302	\$1,775,000	Price Includes RE - N. AZ	\$225,000
21	WCIC22988 SF13701	Liquor Store & Market	\$301,140	\$1,750,000	82 Yrs! #9 - Absentee	NO
22	WCIC21878 SF13594	Complete Foreign Auto Services	\$543,000	\$1,600,000	RE For Sale @ 2.2M	\$2,200,000
23	WCIC21945 SF13655	Liquor Store	\$294,360	\$1,525,000	47 Yrs! Dual Drive-Thru - Room to Grow	NO
24	WCIC21856 SF13202	Upscale SW Home Goods	\$769,808	\$1,500,000	4 Days/Wk - 200K Inventory Included	NO
25	WCIC22987 SF13702	Gas Station w/C-Store	\$500,160	\$1,500,000	Branded - Semi-Absentee	NO
26	WCIC21887 SF13601	Franchise Sub Restaurants	\$481,891	\$1,500,000	3 Locations - Absentee Owned	NO
27	WCIC22947 SF13657	Roofing Contractor	\$518,000	\$1,495,000	30 Yrs! Res/Comm - RE Available	\$900,000
28	WCIC22975 SF13687	Liquor Store	\$265,320	\$1,490,000	40+ Yrs! #9 Liquor License	NO
29	WCIC22965 SF13676	Gourmet Greek Food	\$649,163	\$1,400,000	Full Menu - Great Reviews!	NO
30	NAZ21879 SF13647	Plumbing Company	\$456,723	\$1,400,000	Commercial/Residential - S. AZ	NO
31	WCIC21896 SF13490	Light Manufacturing & Distribution	\$650,989	\$1,300,000	Unskilled Labor - 2 Bldgs Available	\$3,400,000
32	NAZ22894 SF13688	Lighting, Signs, Electrical	\$407,032	\$1,250,000	Install/Maintain/Troubleshoot	NO

B	LISTING # SF #	BUSINESS NAME	EARN\$/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
33	WCIC21914 SF13623	Gas Station w/C-Store	\$176,520	\$1,250,000	800K of Price is Related Real Estate	\$800,000
34	WCIC21900 SF13613	Commercial Installation	\$280,564	\$1,200,000	Includes 200K of A/R	NO
35	WCIC21844 SF13558	Res/Comm Electrical	\$410,027	\$1,120,000	25 Yrs! Room to Grow	\$700,000
36	WCIC22983 SF13697	<b>Golf Cart Sales &amp; Services</b>	<b>\$353,604</b>	<b>\$1,100,000</b>	<b>22 Yrs! Distributorship &amp; Service - W. Valley</b>	<b>NO</b>
37	WCIC22959 SF13668	Japanese Cuisine	\$326,505	\$1,100,000	Near Mall, Lt Rail & Med Facilities	NO
38	WCIC21875 SF13588	Res/Comm Cleaning Company	\$338,399	\$995,000	B&B/Schools/Offices/Etc - NW. AZ	NO
39	WCIC22969 SF13681	Smoke Shop	\$393,828	\$975,000	Great Location! Tobacco/Vape	NO
40	WCIC21931 SF13641	Gas Station w/C-Store	\$414,600	\$950,000	Branded - S. AZ	NO
41	WCIC22952 SF13169	<b>Concrete Contractor</b>	<b>\$355,470</b>	<b>\$950,000</b>	<b>27 Yrs! Hi-End Residential</b>	<b>NO</b>
42	WCIC21881 SF13596	Grocery & Laundromat	\$350,640	\$900,000	Combo Sale - Absentee	NO
43	WCIC20699 SF13411	Residential Landscape, Install & Maint.	\$334,302	\$895,000	Southern AZ - Mostly Maintenance	NO
44	WCIC22963 SF13674	Shade & Iron Product Manufacturer	\$438,307	\$800,000	30+ Yrs! Mfg/Installs	\$549,000
45	WCIC22979 SF13692	<b>C-Store w/Smoke Shop</b>	<b>\$370,800</b>	<b>\$799,000</b>	<b>Drive Thru - Open 24 Hours</b>	<b>NO</b>
46	WCIC21880 SF13595	Grocery Store w/Deli	\$302,640	\$795,000	Laundromat Available - See #28	NO
47	WCIC21912 SF13624	Liquor Store & C-Store	\$820,800	\$750,000	Food & Spirits Priced to Sell!	\$500,000
48	WCIC21929 SF13638	Hardwood Flooring Products	\$295,497	\$750,000	1 Stop Shop - Reclaimed Wood	NO
49	NAZ21854 SF13570	Res/Comm Flooring	\$376,244	\$725,000	N. AZ - 20+ Yrs - Comm/Res	NO
50	WCIC21942 SF13656	Wholesale Distribution	\$230,600	\$725,000	C-Store & Liquor Store Supplies	NO
51	WCIC22974 SF13686	Branded Gas/C-Store	\$242,061	\$700,000	Must Purchase RE	\$1,790,000
52	WCIC22961 SF13672	<b>Professional Home Staging Company</b>	<b>\$297,386</b>	<b>\$695,000</b>	<b>Repeat Customers - B2B</b>	<b>NO</b>
53	NAZ21856 SF13573	Commercial Business Services	\$276,605	\$675,000	N. AZ - Commercial Janitorial	NO
54	WCIC21937 SF13648	Full Service Lending	\$286,244	\$650,000	Purchase-Refi-Comm	NO
55	WCIC22991 SF13704	<b>Branded Gas Station w/C-Store</b>	<b>\$321,000</b>	<b>\$649,000</b>	<b>30 Yrs! Open 24/7 - Absentee</b>	<b>NO</b>
56	WCIC22973 SF13685	Smoke Shop	\$305,808	\$649,000	Semi-Absentee - OWC w/50% Down	NO
57	NAZ22881 SF13663	ATV Dealership	\$347,537	\$625,000	Priced at 2x's OCF! Sales & Services	NO
58	NAZ21880 SF13652	Home Lighting & Décor	\$289,545	\$625,000	24 Yrs! New Const/Remodels - Mohave County	NO
59	WCIC21855 SF13194	Commercial Grass Seeding Co.	\$232,680	\$600,000	RE Available - Large Jobs Statewide	\$225,000
60	WCIC21871 SF13584	Gas Station w/C-Store	\$226,896	\$599,000	Branded - Busy Loc off Frwy	NO
61	NAZ20815 SF13480	Niche Distribution	\$294,806	\$597,000	Semi-Absentee - Sunshade	NO
62	WCIC22956 SF13665	Automotive Service & Repair	\$207,230	\$550,000	Scottsdale - 4 Bays	NO
63	WCIC22977 SF13691	Sub Franchise	\$197,926	\$549,000	Located in Busy Plaza & Close to College	NO
64	NAZ21878 SF13646	Window Coverings & Treatments	\$247,154	\$525,000	27 Years! Res/Comm - N. AZ	NO
65	WCIC22955 SF13664	Gas Station w/C-Store	\$367,800	\$500,000	30 Yrs! #10 Liquor - RE Available	\$1,700,000
66	WCIC21944 SF13654	Convenience Store	\$309,000	\$500,000	OCF Assumes Buyer Replaces Mgr	NO
67	WCIC21860 SF13575	Specialty Outdoor Furniture	\$300,223	\$500,000	Prime Location w/Showroom	NO

B	LISTING # SF #	BUSINESS NAME	EARN\$/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
68	WCIC22994 SF13706	Branded Gas Station w/C-Store	\$182,722	\$500,000	Food Tenant in Place - Absentee	NO
69	NAZ22883 SF13679	Metal Roofing Company	\$186,314	\$465,000	Semi-Absentee - N. AZ	NO
70	WCIC22964 SF13675	Landscape Management	\$211,232	\$450,000	45 Yrs! Full Service - Owner May Carry	NO
71	WCIC22978 SF13689	Sub Franchise	\$164,583	\$449,000	High Traffic Plaza - Newly Remodeled	NO
72	NAZ22893 SF13684	Pizza Restaurant Franchise	\$139,354	\$449,000	Open 4 days/wk - Room to Grow - N. AZ	NO
73	WCIC22980 SF13694	Convenience Store	\$206,830	\$429,000	50 Yrs! Low Rent - S. AZ #9	NO
74	NAZ21846 SF13557	Specialty Home Sales and Services	\$292,120	\$425,000	N. AZ - Fireplace Services	NO
75	WCIC21862 SF13578	Golf Retail & Merchandise	\$202,715	\$425,000	Seller Motivated	NO
76	WCIC21925 SF13636	Convenience Store	\$153,756	\$425,000	Beer Cave/Smoke Shop - By Light Rail	NO
77	WCIC21861 SF13576	Gas Station w/C-Store	\$178,848	\$400,000	RE Avail - Car Wash On-Site	\$1,700,000
78	WCIC21907 SF13618	HVAC Service & Installation	\$226,345	\$420,000	Residential & Commercial	NO
79	WCIC22981 SF13693	Upscale Casual Dining	\$175,668	\$420,000	30 Yrs! Newly Remodeled - #12	NO
80	WCIC21939 SF13650	Aviation Parts & Sales	\$122,241	\$395,000	23 Years! Aircrafts/Helicopters	NO
81	WCIC21868 SF13394	Gas Station w/C-Store	\$188,828	\$390,000	Branded - Near High School & Hospital	NO
82	WCIC21936 SF13645	Neighborhood Market	\$136,080	\$390,000	53 Years! Liquor License #9	NO
83	WCIC21913 SF13625	Convenience Store	\$126,600	\$375,000	Seller Motivated	NO
84	WCIC21854 SF13569	Gyro's Fast Food	\$90,927	\$375,000	Drive Thru - Seller Motivated	NO
85	WCIC21910 SF13620	C-Store w/Check Cashing	\$175,800	\$369,000	Check Cashing Location	NO
86	NAZ20802 SF13439	Awning & Shade Structures	\$214,495	\$350,000	Mfg & Installs - N. AZ	NO
87	WCIC22966 SF13677	C-Store & Market	\$134,700	\$350,000	OWC - Lots of Parking! Tobacco/Vape	NO
88	WCIC21865 SF13365	Breakfast, Lunch, Diner Restaurant	\$120,564	\$350,000	Franchise - RE Available	\$1,500,000
89	WCIC21891 SF1305	Ethic Grocery Store	\$159,780	\$325,000	Chaat & Catering - Owner Will Carry	NO
90	WCIC21940 SF13651	Machine Mfg Shop	\$134,331	\$310,000	CNC - Milling	NO
91	WCIC21867 SF13365	Fast Food Sandwich Shop - C	\$103,020	\$298,000	2 Locs Available - Franchise Sub Shop	NO
92	WCIC22972 SF13683	Market & Smoke Shop	\$140,220	\$275,000	40+ Yrs! OWC w/50% Down	NO
93	WCIC21924 SF13637	C-Store w/Fast Food	\$105,600	\$250,000	Las Vegas - Kitchen Ready	NO
94	WCIC22985 SF13700	Floral Arrangements	\$82,437	\$250,000	Turn-Key - Events & Weddings - High Profits	NO
95	WCIC22957 SF13666	C-Store & Smoke Shop	\$113,160	\$249,000	40+ Yrs! OWC - Next to Fwy	NO
96	WCIC22976 SF13690	Sub Franchise	\$81,595	\$249,000	Inside Big Box Store	NO
97	WCIC21866 SF13368	Fast Food Sandwich Shop - M	\$82,800	\$229,000	2 Locs Available - Franchise Sub Shop	NO
98	WCIC21859 SF13422	Indian Cuisine Restaurant	\$319,536	\$199,000	Popular Destination	NO
99	WCIC22949 SF13659	Retail - Grocery	\$160,760	\$199,000	Beer - Wine - #10 License	NO
100	WCIC22953 SF13662	Cell Phone & Computer Repair	\$106,800	\$199,000	Owner Operated - Good Location	NO
101	WCIC22984 SF13698	Pizza/Calzone Eatery	\$70,756	\$199,000	Near College - Open Late	NO
102	WCIC21903 SF13530	Custom Picture Framing	\$157,275	\$150,000	39 Yrs! Posters & Prints - Prop Software	NO
103	WCIC22986 SF13699	C-Store Franchise	\$89,436	\$130,000	Franchise - No Rent #10	NO

B	LISTING # SF #	BUSINESS NAME	EARN\$/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
104	WCIC21884 SF13599	Automotive Repair	\$120,000	\$120,000	40 Years! 1x's OCF	NO
105	WCIC22989 SF13703	High-End Coffee House	\$60,271	\$95,000	Great Loc! Extensive Menu	NO
106	WCIC21899 SF13610	Farmers Insurance Agency	\$40,184	\$79,000	400 Policies - Set Up Bonus	NO
107	WCIC22990 SF13260	Daytime Café & Catering	\$53,655	\$52,000	Mostly Absentee - Room to Grow	NO

**REAL ESTATE ONLY**

108	WCIC22954 SF13670	Commercial Real Estate		\$2,850,000	Approx 65 Acres - Next to Fwy - N.AZ	
109	WCIC22967 SF13678	Commercial RE - Income Property		\$1,400,000	Prof Office Plaza - 2 Units Leased	