



Broker Info



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Background

General Location: Vista, CA
Category: Services
Educational Services
Years in Business: Over 25 years
Under Present Owner: Yes
Hours of Operation: M to F
Owner Hours: 6:30 am to 5:30 pm
Training: None
Organization Type: LLC
Lease Expiration: 5 Year term
Lease Options: 2 options to renew for 5 Years
Building Size: 3144
Employees: 5
Reason for Sale: The owner has decided to focus on their other preschool due to the considerable distance from their home.

Summary

The school's current marketing efforts are primarily driven by word-of-mouth referrals, with minimal to no active sales or marketing initiatives. It lacks a social media presence and lead-generation systems, presenting a significant opportunity for growth.

This opportunity is ideal for a buyer passionate about early childhood education and equipped with strong marketing, sales, and community engagement skills. Implementing a robust marketing strategy and enhancing community outreach can serve as key value drivers to expand enrollment and elevate the school's impact.

Financials

Asking Price: \$400,000
Down Payment: Negotiable
Gross Sales: \$651,000
Discretionary Cash Flow: \$155,000
FF&E:
Inventory Included?
Inventory:
Min. Operating Capital:
Real Estate Available? Yes
Rent: \$6,000

As of 2/5/25, the current number of students are 33. The Max capacity is between 55 to 61 students.

The Director's/owner salary is currently was added to the discretionary earnings. This is ideal for the new owner assumes the role of Director.

One of the owners currently serves as the Director and is dedicated to ensuring a smooth transition. They are willing to remain in the role for up to one year or until a new Director is in place, providing stability and continuity for the new owner.

Year	2024	2023	2022
Gross Sales	\$ 651,000	\$ 650,669	\$ 607,586
Gross Profit	\$ 651,000	\$ 650,669	\$ 607,586
Disc. Earnings	\$ 155,000	\$ 147,400	\$ 147,837