



Broker Info



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Background

General Location: Anaheim, CA
Category: Manufacturing
Home Furniture & Furnishings
Years in Business: 37
Under Present Owner: all
Hours of Operation: 7am to 5pm
Owner Hours: 40
Training: None
Organization Type: S-Corp
Lease Expiration:
Lease Options:
Building Size: 36,285
Employees: 27
Reason for Sale: retirement

Financials

Asking Price: \$15,500,000
Down Payment: Negotiable
Gross Sales: \$6,006,169
Discretionary Cash Flow: \$703,833
FF&E: \$120,000
Inventory Included? Yes
Inventory: \$1,250,000
Min. Operating Capital:
Real Estate Available? Yes
Rent:

Year	2024	2023
Gross Sales	\$ 6,006,169	\$ 5,949,654
Gross Profit	\$ 1,594,823	\$ 1,806,844
Disc. Earnings	\$ 703,833	\$ 776,340

Summary

A distinguished textile manufacturing and distribution company with over 35 years of industry experience. This well-established business excels in manufacturing, wholesale and retail operations, including a presence on Amazon and other major online retailers. Renowned for its luxury high-quality home goods textile products and strong brand reputation, the company boasts a loyal customer base and generates consistent annual revenues of \$6+ million, with Seller's Discretionary Earnings (SDE) of \$704,000 (1.12M without market rate rent - CRE available). Crafted in their Los Angeles area manufacturing location, this business brings comfort and luxury into the home with products from modern, to transitional, and traditional, with selective textile from around the world. Recently began offering pet products as well.

List price includes 36k plus sqft commercial building, the business, inventory, and AR. Sellers are seeking parties that are interested in everything.

- 704k of SDE includes 420k per year of market rate rent. 1.12M of earnings without rent
- Lot size is 51K sqft with a 36k building
- Minimum of \$1.25M worth of inventory included in the offer price (some finished, work in progress, and raw)
- 600k of Accounts Receivable included in the offer price of the business
- Seller's will retain Accounts Payable
- \$11,250,000 for real estate and 4.25M for business (2.25M without AR and inventory), 15,500,000 combined
- Key Highlights: Diverse Business Model, Established Clientele, Prime Real Estate, Valuable Assets, Seller Support post-close

Parties interested in both the business and commercial real estate are prioritized.