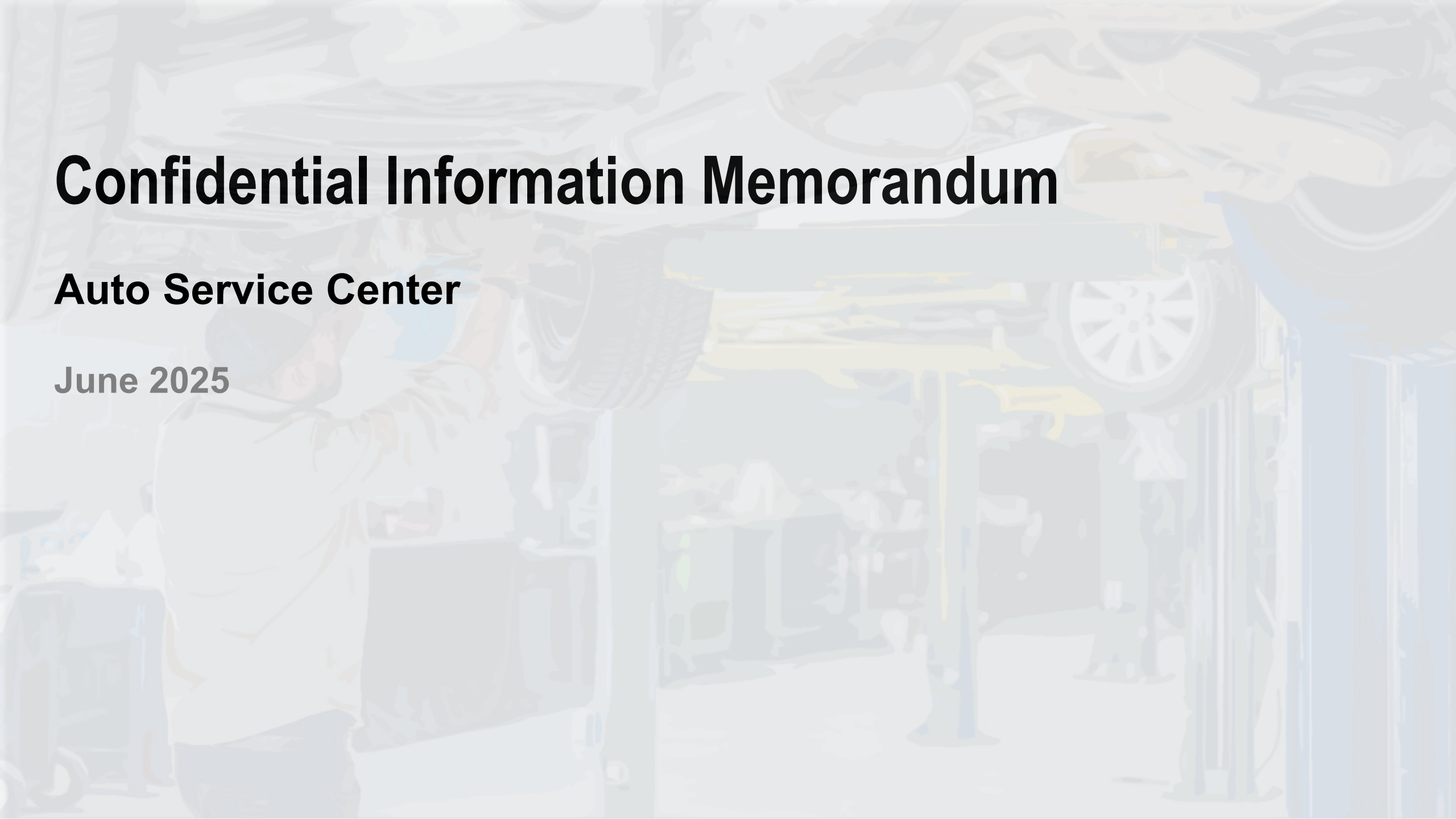




Confidential Information Memorandum

Auto Service Center

June 2025

Notice of Confidentiality

This Confidential Information Memorandum (CIM) is being provided pursuant to a separate Non-Disclosure Agreement (“NDA”) executed by a limited number of parties who may be interested in acquiring the Company. For clarity, by accepting the CIM the recipient(s) agrees that neither it nor its agents, representatives, directors or employees will reproduce or distribute to others said document, in whole or in part, at any time without the prior written consent of the Company. The recipient further agrees that it will keep permanently confidential all information contained herein. Furthermore, the recipient(s) agrees not to disclose any of this confidential information to any employee of the Company or anyone other than the potential purchaser’s professional advisors. This CIM shall remain the property of the Company. The Company reserves the right to call for the return of this document at any time.

Investment highlights

Category	Value
Revenue (TTM)	\$1.73 million (Q1 '24 - Q1 '25)
Years in Operation	12 years
Employees	7 FTEs (plus 2 owners)
No. of Bays	6 (7th lift to be installed July 2025)
Revenue per Bay, per month	\$25K - \$30K (monthly avg.)
Location	Doral, FL (15 min. from Miami Intl Airport)
Real Estate	Leased, \$6k/mo. (expires 2030)
Customer Concentration	No customer > 5% of sales
Sales Trends	+26% YoY growth in 2024
Customer Satisfaction	4.8 star on Google reviews

Opportunity Overview



Trusted, Local Full-Service Auto Shop

Over 5,000 satisfied clients and a strong reputation in the Doral market, with bilingual mechanics capable of servicing any brand or model.



Owner-Ready for Transition

Positioned for a smooth handover with turnkey operations and no current owner dependency implied.



Proven Customer Loyalty and Recurring Revenue

Offers packaged maintenance plans like “every 3 oil changes, 4th is free,” bolstering steady cash flow and retention



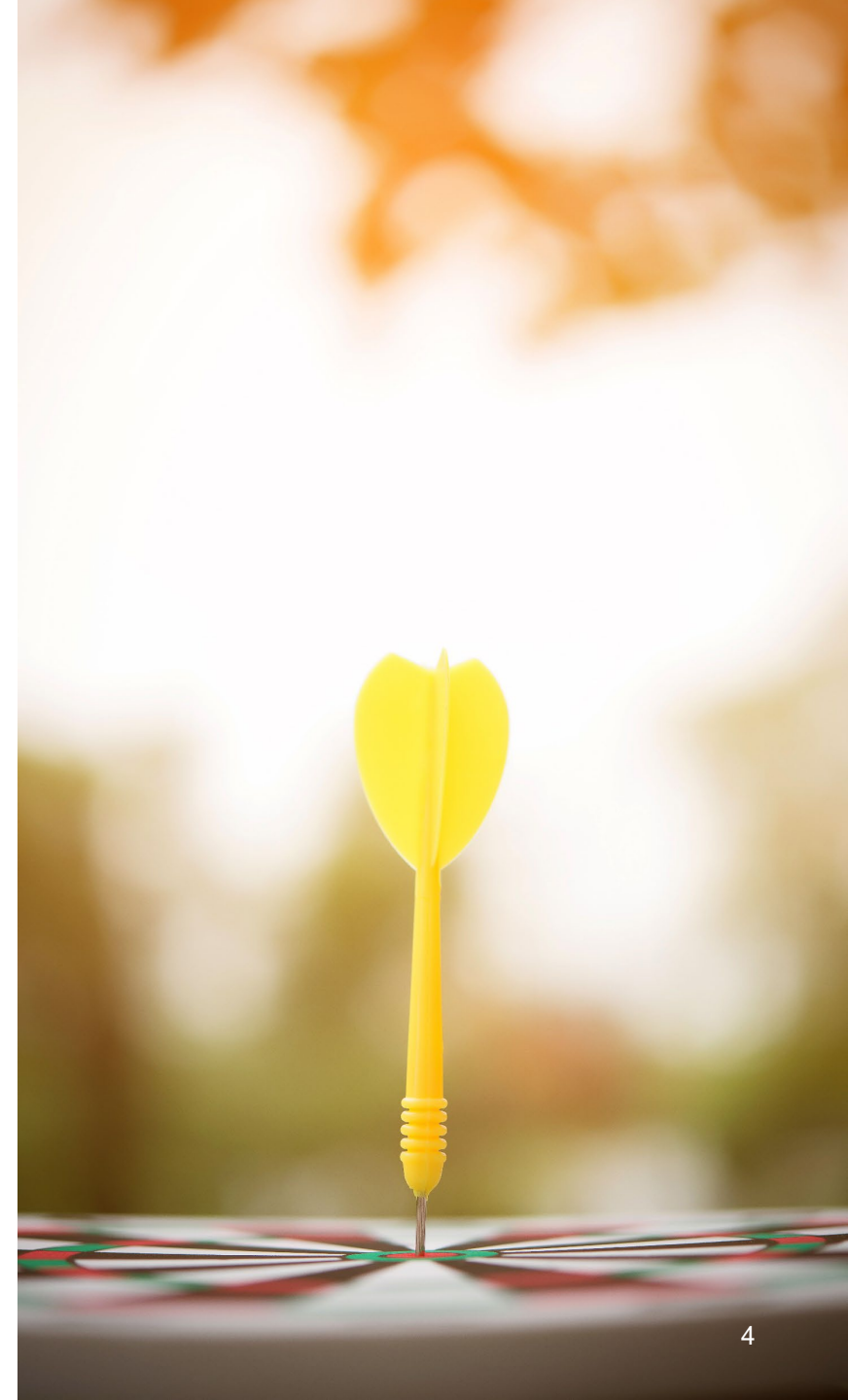
Prime Timing in a Growing Market

Located in thriving Doral with rising vehicle ownership and demand for reliable, locally trusted auto care services.

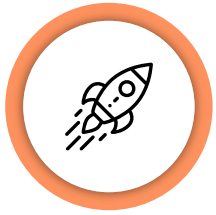


Scalable Operations with Latent Capacity

Well-equipped facility with potential to expand hours or add services; marketing and upsell strategies can amplify growth.



Business overview



Founded in **2013**, the Company has grown into a trusted, family-run auto repair and maintenance shop serving the rapidly growing community of Doral, Florida.

With over a decade of consistent operations, the business has built a loyal base of more than **5,000** satisfied customers, driven by a reputation for integrity, bilingual service, and high-quality work across all vehicle makes and models.

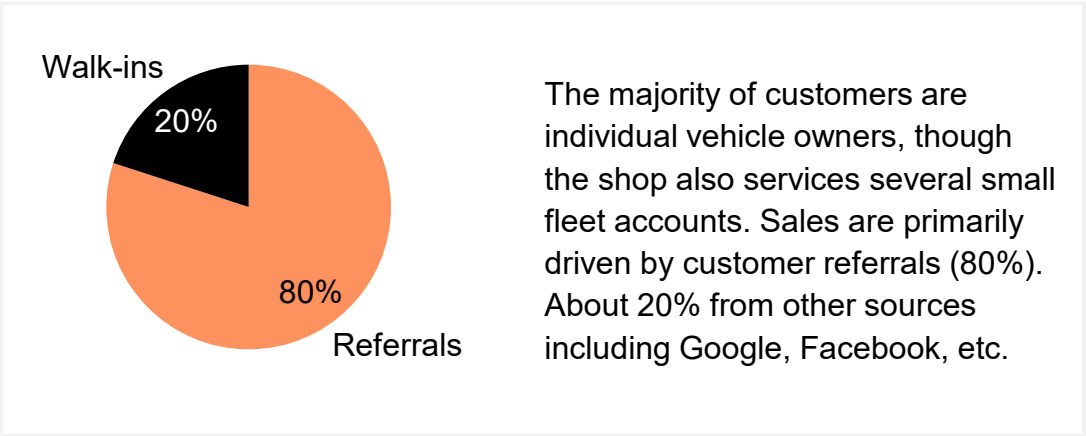
The company offers a full suite of auto care services, including diagnostics, oil changes, brake and suspension work, air conditioning repair, tire services, and preventive maintenance.

Customers include individual vehicle owners, small business fleets, and local residents looking for a dependable, professional alternative to dealership service centers.

With a fully **bilingual team** and a customer-first approach, the Company delivers personalized care while leveraging efficient processes to maximize throughput in its multi-bay facility.

Sales & market

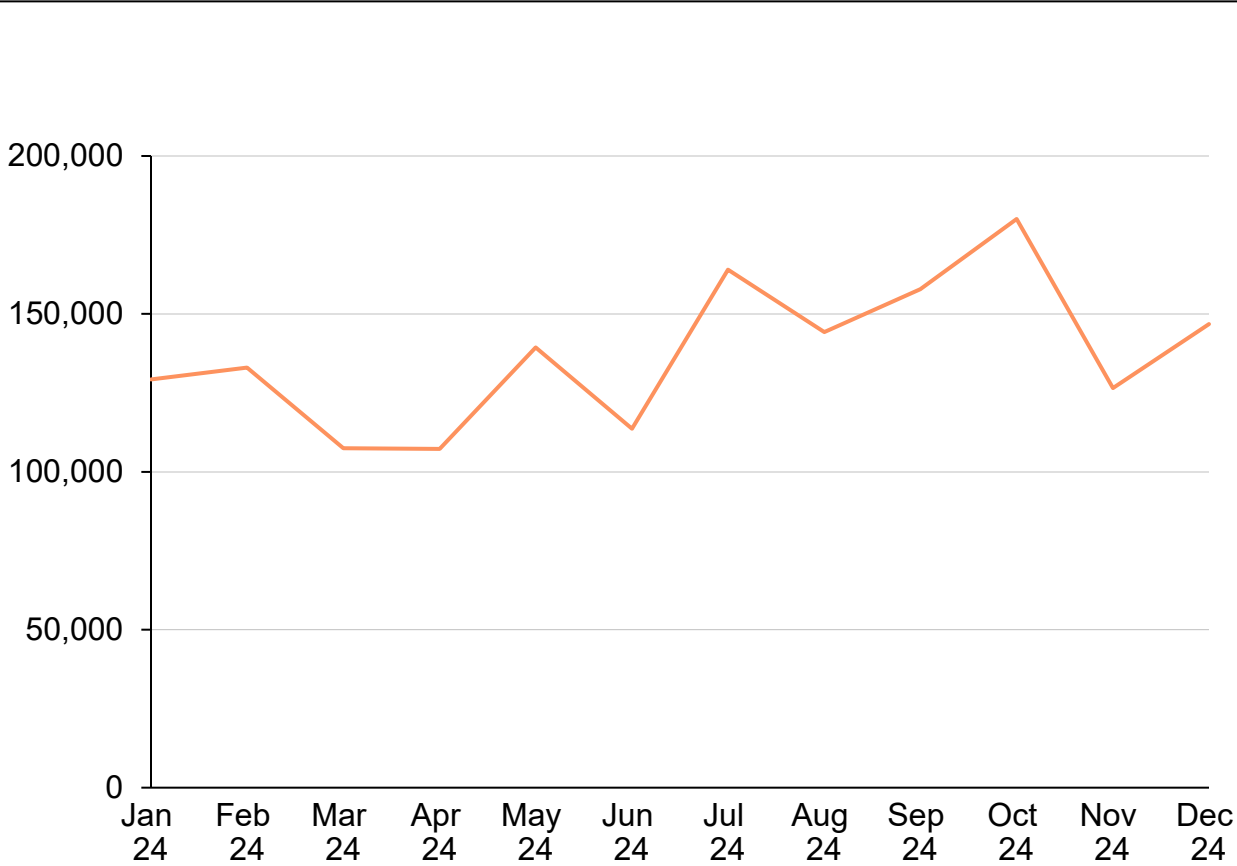
The Company generates revenue through a diversified mix of maintenance and repair services. Key service categories include diagnostics, routine oil changes, brake repair, tire replacement, suspension work, and A/C repair.



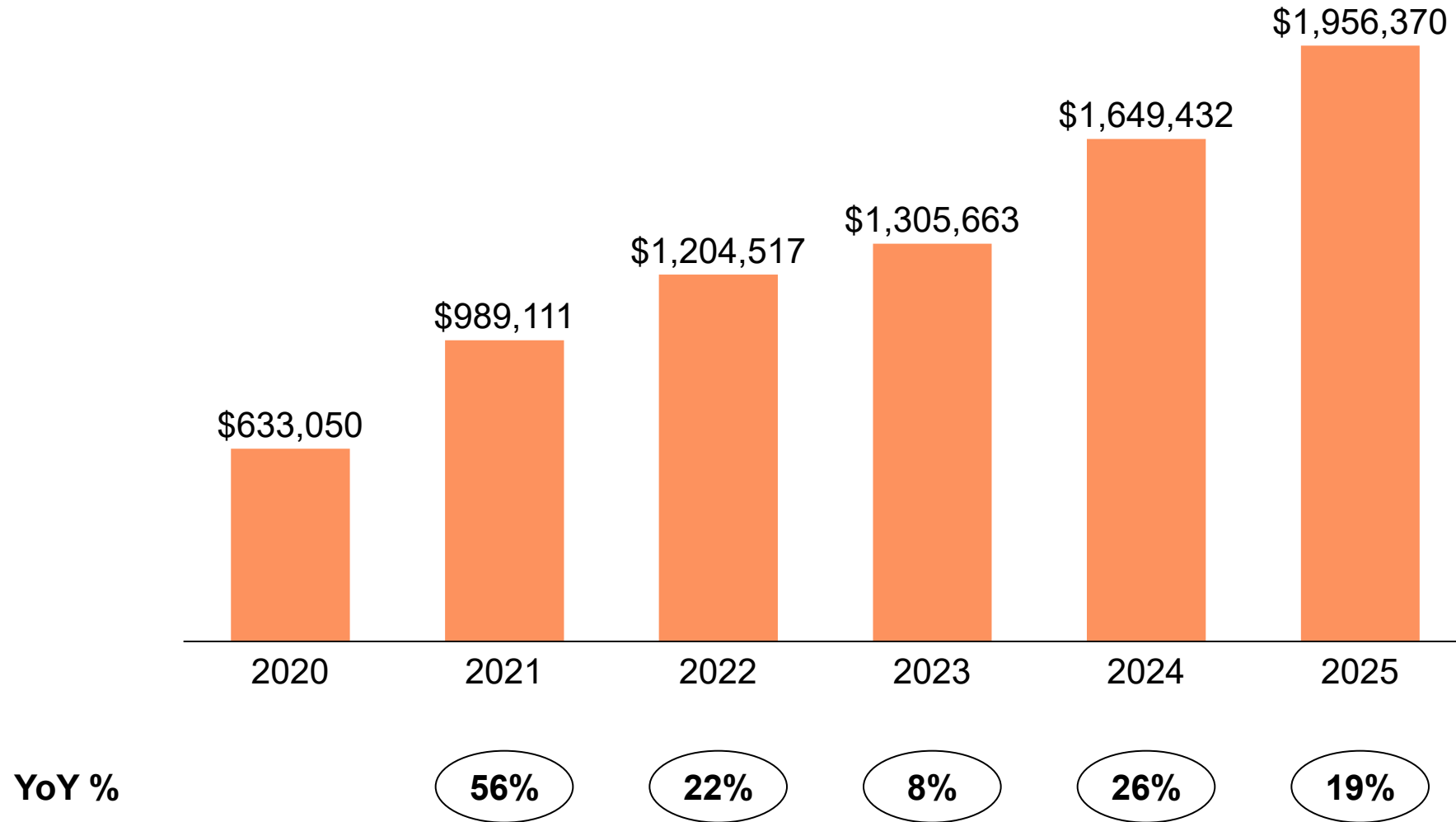
The business experiences steady sales year-round with modest peaks during the summer months and before year-end holidays.

The Company holds a strong position in the local Doral market, known for fast, honest service and bilingual staff. Competition includes national chains and smaller independents, but the Company competes effectively on trust and turnaround time.

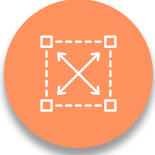
Monthly sales trends – stable seasonality



5-year sales growth



Operations



The shop operates from a **3,250 sq ft** leased facility located in a high-traffic area of Doral, Florida. It features **6 bays** with **6 hydraulic lifts**, enabling simultaneous work on multiple vehicles.



The Company runs on a **streamlined workflow**: vehicles are received, diagnosed, quoted, and serviced with clear communication.



Job management and billing are handled via **ALLDATA**, a leading OEM repair software that provides accurate diagnostic procedures, wiring diagrams, and factory-recommended service information for nearly all vehicle makes and models.



The shop operates **Monday – Friday (8am – 6pm)** and **Saturday (8am – 1pm)**, consistently handling an average of ~10 vehicles per day. Routine services are completed same-day, supporting high customer turnover and satisfaction.



The Company maintains strong relationships with all the major suppliers in South Florida (approx. 80-90 suppliers), plus hundreds of smaller suppliers, enabling same-day delivery for most components.



The facility includes an indoor customer reception area, a shop floor, and on-site parking for up to 11 vehicles awaiting service. Workflow efficiency is supported by organized bay assignments and real-time job tracking through ALLDATA.

Growth & upside opportunity

As demand continuously exceeds capacity, the Company is in the process of installing a **seventh hydraulic lift**, which will generate \$25K - \$30K in additional monthly revenue. Expanding operating hours on Saturday (currently 8am-1pm) could increase sales by 9%.



Other opportunities include setting up a customer loyalty rewards system, subscription model, service packages and adding one more technician to increase throughput.

Financial summary

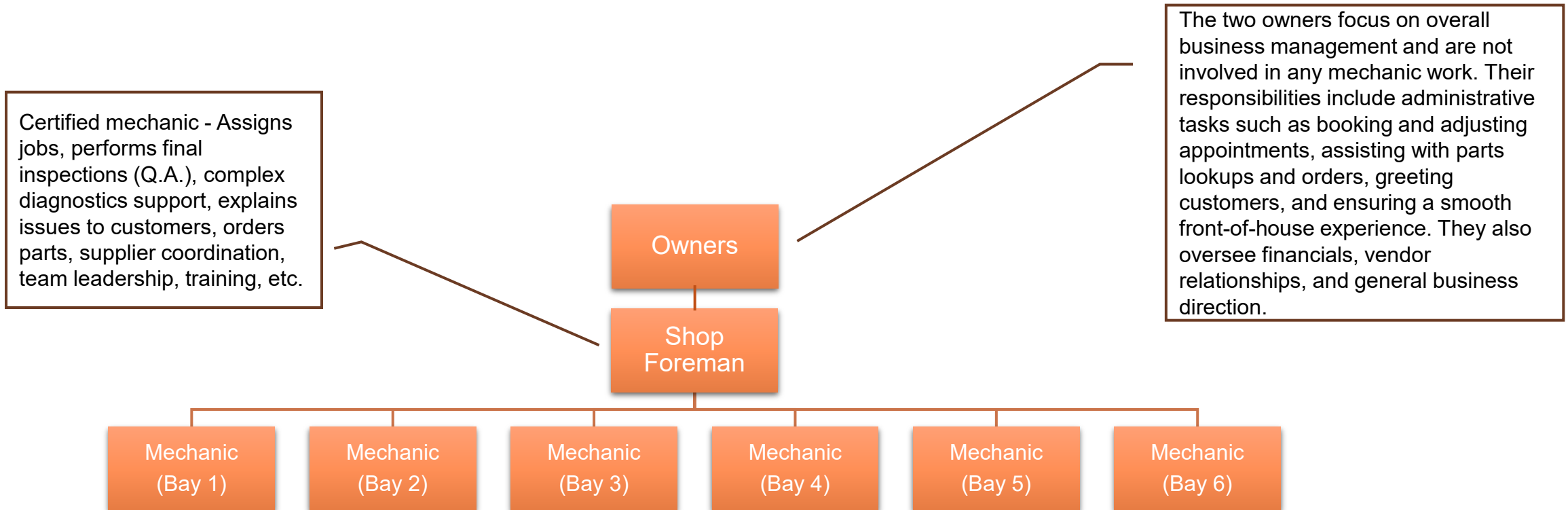
To the right is a summary of the past three fiscal years and a forecast for the current year (includes Q1 actual figures). Figures reflect normalized Seller's Discretionary Earnings (SDE) and account for non-operating or non-recurring adjustments.

All historical figures, including Q1 2025, have been tied out directly to the Company's tax returns, POS system, and external bookkeeping system.

Profit & Loss	2022	2023	2024	2025F
Revenue	\$ 1,290,078	\$ 1,305,663	\$ 1,649,432	\$ 1,956,370
• YoY growth %		1%	26%	19%
• Purchases	(520,770)	(495,129)	(686,944)	(782,133)
• Cost of Labor & other costs	(386,902)	(397,192)	(468,040)	(571,805)
Total COGS	(907,672)	(892,321)	(1,154,984)	(1,353,938)
Gross Profit	\$ 382,406	\$ 413,342	\$ 494,448	\$ 602,433
• % margin	30%	32%	30%	31%
Operating Expenses:				
• Salaries & wages	(192,308)	(215,400)	(153,900)	(140,400)
• Taxes & licenses	(16,747)	(19,884)	(12,910)	(13,380)
• Rent	(54,899)	(67,095)	(70,948)	(72,194)
• Utilities	(3,666)	(6,621)	(7,706)	(6,697)
• Marketing & Advertising	(6,584)	-	(9,498)	(14,357)
• Repairs & Maintenance	(1,680)	(2,047)	(10,433)	(7,768)
• Office Supplies & Expenses	(10,285)	(1,814)	(8,810)	(6,724)
• Insurance	(2,564)	(3,117)	(8,018)	(10,191)
• Professional Services	(2,085)	(2,363)	(5,651)	(5,651)
• Dues, Software & Subscriptions	(150)	(331)	(3,534)	(1,316)
• Other Operating Expenses	(31,744)	(31,866)	(45,339)	(64,744)
Total Operating Expenses	(322,712)	(350,538)	(336,747)	(343,421)
EBITDA (adjusted)*	\$ 59,694	\$ 62,804	\$ 1,57,701	\$ 2,59,011
Owner Compensation (Add-back)	137,146	151,141	169,141	169,141
Seller's Discretionary Earnings (SDE)	\$ 196,840	\$ 213,945	\$ 326,842	\$ 428,152
% margin	15%	16%	20%	22%

*Source financial statements, including tax returns and add-back details, will be available during due diligence.

Team & ownership roles



Assets & real estate



Included in the sale is a full suite of well-maintained equipment with an estimated market value of \$60,500



The Company operates from a leased facility.



The Company recently renewed its lease under a 3+3 structure: a 3-year initial term with an option to extend for an additional 3 years.



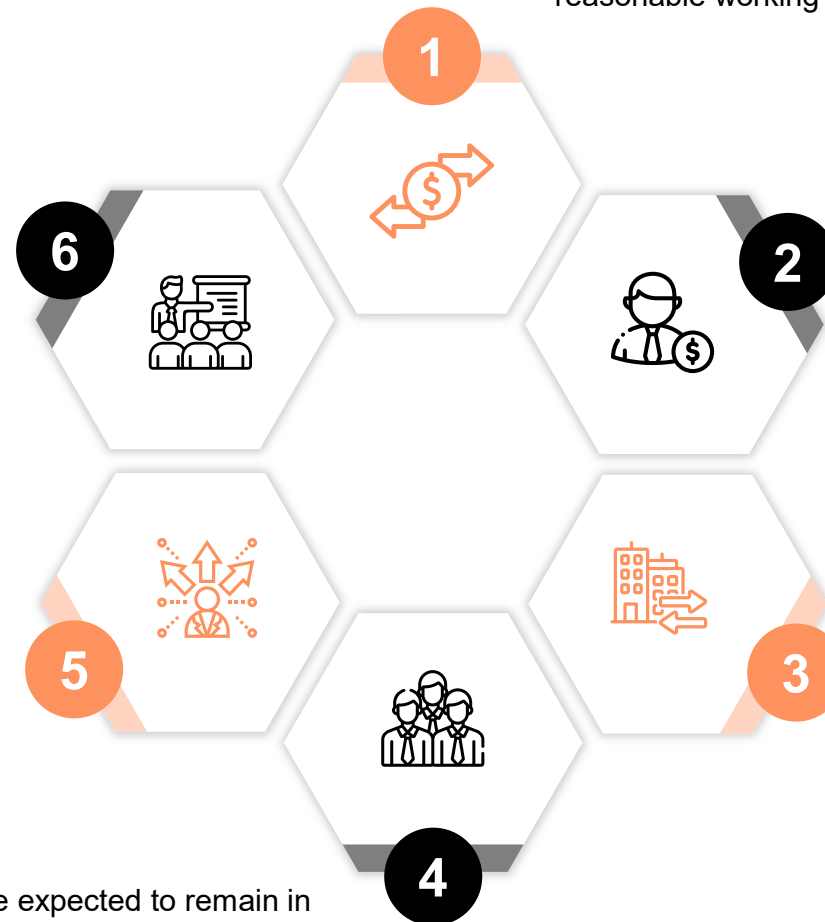
Monthly rent is \$6,000, with terms favorable to continued operations.

Asset	Qty		Value
Forklift	1	\$	12,500
Hydraulic lift	7	\$	27,000
Tools	various	\$	15,000
Office Equipment	various	\$	6,000



Deal terms & transition

The transaction will be structured as an asset purchase, with the business being sold on a cash-free, debt-free basis, inclusive of reasonable working capital to ensure operational continuity.



The seller is primarily seeking an all-cash buyer, though limited seller financing may be considered for highly qualified buyers. Both owners are committed to supporting a smooth transition and are available for up to four weeks of post-sale training and support.

One owner is retiring, and the other is relocating out of state, prompting the sale.

There may be an opportunity—subject to mutual agreement—for one of the current owners to remain on as shop manager, under a negotiated compensation structure.

All existing employees are expected to remain in place under new ownership, offering continuity in day-to-day operations and customer relationships.

Next steps



Interested parties are encouraged to proceed by submitting a Letter of Intent (LOI) directly to me.



Upon mutual execution of an LOI, a standard due diligence process will follow, along with drafting of a definitive Asset Purchase Agreement (APA).



The seller is committed to an efficient and transparent process.

Deal Stages

- Submit Letter of Intent (LOI), including:
 - Proposed purchase price and structure
 - Source of funds
 - 5% refundable escrow deposit
 - High-level transaction terms and transition outline
- Submit buyer financials or proof of funds
- Begin due diligence period (up to 30 days)
- Draft and negotiate Asset Purchase Agreement (APA) concurrently with diligence
- Finalize deal terms and close transaction