

Dear Respected Buyer,

- Thank you for your interest in **Milwaukee City Depot**, a well-established wholesale, warehouse, and distribution center serving gas stations, convenience stores, and grocery stores in the Northern Milwaukee market.
- Price: The business with RE is priced at \$2.750 million, excluding inventory.
- Cap Rate is about 17.07% (cash flow/price=\$469,418/\$2,750,000).
- Seller's Discretionary Earnings (or cash flow) is calculated using the numbers from 2024 and 2025 tax returns: *Net Profit + Rent + Owner's Salary + Depreciation + Travel Expenses*

Item	2024	2025	Notes
Net Income	\$110,492	\$139,048	As reported on 2025 P&L
Add-Backs:			
Rent Expense	\$300,000	\$280,000	Owner-related / discretionary
Owner's Salary	\$48,000	\$48,000	Add-back for owner-operator
Depreciation	\$5,768	\$2,370	Non-cash expense
Travel Expenses	\$2,154	\$0	Owner-related / discretionary
Total Add-Backs	\$355,922	\$330,370	
Seller's Discretionary Earnings (SDE)	\$466,414	\$469,418	Cash flow available to owner

- Inventory will be evaluated a day before the closing date. An estimated value of inventory is between \$400,000 to \$500,000.
- Sales: The business generated over \$6 million in sales in 2024 and about \$5.50 million in 2025.
- Growth Potential: The business currently serves a limited geographic area and has potential for expansion. Currently it serves only one hour driving distance.
- The adjacent three lots can be used to build another warehouse of same size. Or build a grocery store of same size. The area does not have a grocery store. Picture attached.
- The current owner can remain as an employee up to a year, after closing.

Sincerely,

BK Talukdar, First Weber, Inc.