

**Address: 1344 E 500 N Albion, IN 46701**

## **5-Year Gross Income Summary**

*(Owner-Reported Figures)*

<b>Year</b>	<b>Gross Income</b>
2021	\$66,936
2022	\$62,412
2023	\$58,927
2024	\$57,865
2025	\$56,755

## **Operational Overview**

- Business is owner-operated
- Facility has previously operated with additional employees/staff
- Current operations reflect a reduced capacity model

## **Important Notes**

- The decline in gross income over recent years has been intentional and voluntary, primarily due owner's personal life considerations per sellers
- The business has not been operated at full capacity during this period
- Financials may not reflect the full income potential of the property and business when fully staffed and actively managed

## **Disclaimer**

All financial figures are provided by the owner and are believed to be accurate but are not guaranteed. Buyer is advised to conduct independent due diligence, including verification of income, expenses, and operational capacity. No warranties or representations are made by the listing broker regarding the accuracy or completeness of this information.