

NOTABLE, HIGH-END GENERAL BUILD DESIGN FIRM AND REAL ESTATE FOR SALE

Sale includes real estate (World Class Showroom and Corp, Headquarters)



PRICE REDUCED

~~\$1,500,000~~
\$3,898,988



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OPPORTUNITY OVERVIEW

Wilson Meade Commercial is proud to present this unique opportunity to acquire a well-established full-service design and build firm, along with the real estate for purchase.

Decorator's Depot specializing in interior design and decorating for residential and commercial properties. With notable clients and high-end quality Decorator's Depot has been in the Coachella Valley since 1994. Founded by David E. Scott, who has extensive experience working as a builder and designer to a select clientele. Decorator's Depot has established a strong reputation for quality and attention to detail. Offering full service (A-Z) to include but not be limited to, Professional, hands on interior and exterior design, blueprints and drafting services, plan submittal to city through approvals, general construction management. Services include interior, exterior, remodeling, renovations, audio visual theaters, furnishings, art, appliance selection, etc.

Company will come with +/-6 full time employees, including a construction superintendent, bookkeeper, in-house designer(s), etc. Two (2) company vehicles (truck and a van) as well as inventory, currently valued at One Million Dollars (\$1,000,000). Sale will also include several current and pending jobs, which will be detailed prior to opening escrow. David E. Scott will also stay on as a full-time consultant to ease the transition to new ownership for a period of Three (3) Months with an additional Three (3) Months of on-call assistance.

Company is located in a recently fully renovated showcase commercial showroom / corporate headquarters which is included in the price. The business-only may be purchased with a set long-term lease back on the subject building. Contact Michael Meade for more information and details.



REAL ESTATE OVERVIEW

REAL ESTATE

Located at 72-067 Highway 111, Rancho Mirage in the iconic "Round Building". The two-story building is 4,800 square feet. The first floor is established as the company's state of the art showroom and has been renovated with a fully functioning kitchen, state of the art theatre, bathroom with automated shower features, living room, bedroom and employee break room. The second level acts as the corporate headquarters and has also been renovated and consist of several offices, conference room and two restrooms with one having a shower.

Magnificent views, private front and side loaded parking for customers and employees as well as excellent traffic counts and unforgettable architecture. This building is a staple in the desert.

Building may be sold or leased as part of the business sale.

PROPERTY OVERVIEW

Type:	Retail / Office Commercial
Location:	Rancho Mirage, CA
Building Size:	4,800 sq. ft
Parcel Size:	0.23 AC
Zoning:	General Commercial
Parcel:	682-350-001



FINANCIAL OVERVIEW

Purchase Price	\$4,500,000 \$3,898,988
Included	Real Estate, Business, All FF&E, Inventory, Truck, all current and pending jobs, skilled staff, etc.
Due Diligence Period	45-days
Close Period	30-days or sooner from expiration of contingency period.
Terms	Cash or Cash to new loan

Income	YTD (through April 24)
Gross Revenue	\$1,934,023.44
COGS	(\$269,837.27)
Gross Profit	\$1,664,196.17
Expenses	(\$408,554.66)
Net Income	\$1,255,641.51

Currently, an additional \$2.5M in topline client contracts pending for 2024, and not accounted for in YTD figures above.



SHOWCASE DESIGNS BY BUSINESS



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WILSON MEADE COMMERCIAL REAL ESTATE | 2024

Information has been secured from sources we believe to be reliable, however, WILSON MEADE cannot guarantee its accuracy.

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PLAT MAP

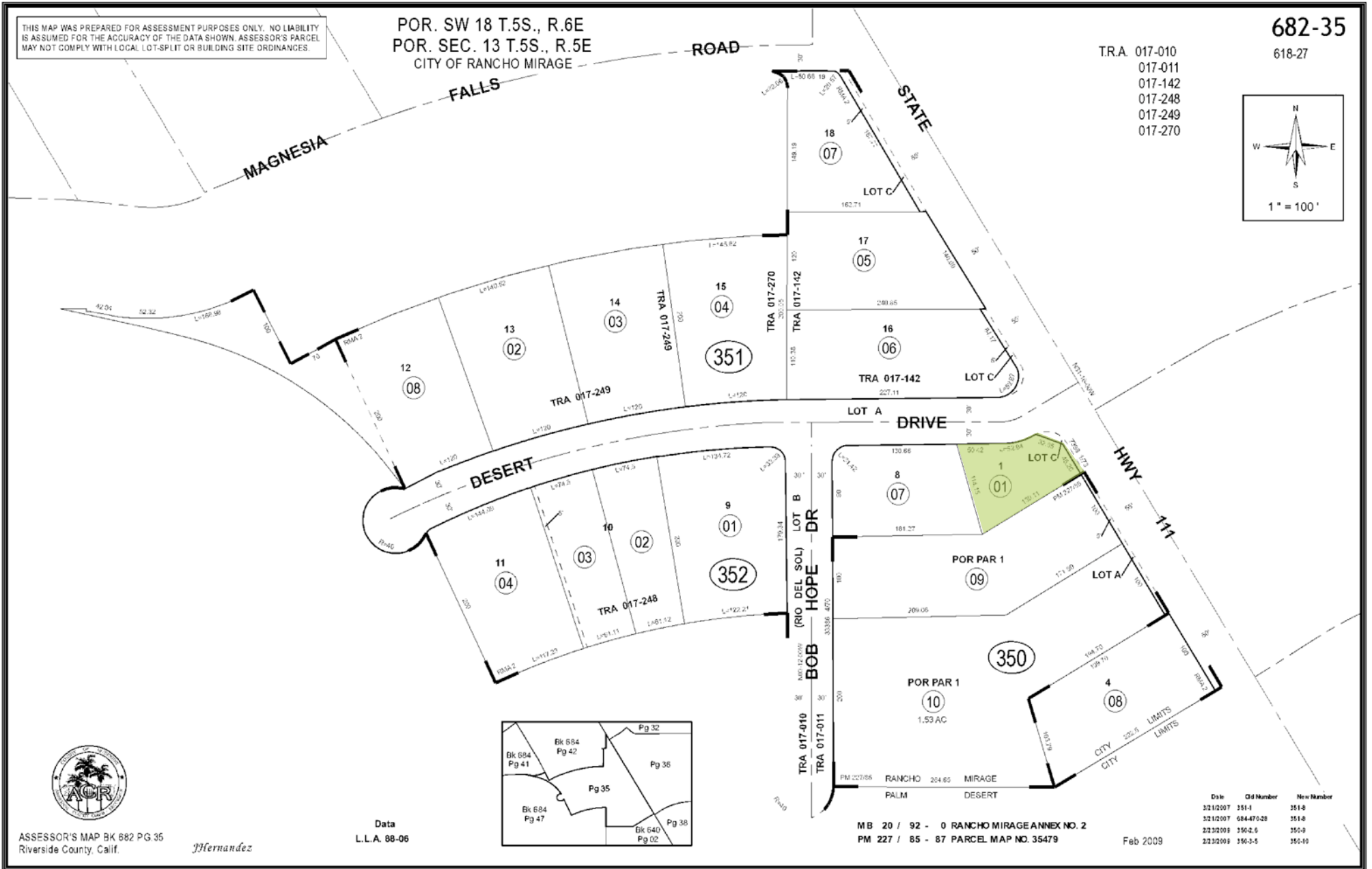
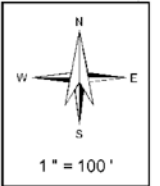
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

POR. SW 18 T.5S., R.6E
 POR. SEC. 13 T.5S., R.5E
 CITY OF RANCHO MIRAGE

682-35

618-27

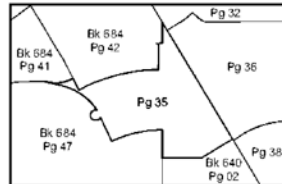
TRA. 017-010
 017-011
 017-142
 017-248
 017-249
 017-270



ASSESSOR'S MAP BK 682 PG 35
 Riverside County, Calif.

Hernandez

Data
 L.L.A. 88-06



TRA 017-010 (RIO DEL SOL)
 BOB HOPE DR
 BOB HOPE DR
 TRA 017-011
 PM 227/85
 RANCHO 284.60
 PALM DESERT
 MIRAGE
 1.53 AC
 MB 20 / 92 - 0 RANCHO MIRAGE ANNEX NO. 2
 PM 227 / 85 - 87 PARCEL MAP NO. 35479

Date	Old Number	New Number
3/21/2007	351-1	351-8
3/21/2007	684-470-28	351-8
2/23/2009	350-2.5	350-3
2/23/2009	350-3.5	350-10

Feb 2009

AERIAL MAP



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DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Wilson Meade Commercial, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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YOUR ADVISORS



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