



FOR SALE

Val Kotter & Sons Inc. - Commercial Building & (Turn-Key) Business

SQUARE FEET:
4600 SQ FT

ADDRESS:
**1035 W Forest Street
Brigham City, UT
84302**



Utility Maintenance And Pipe Lining Company

Val Kotter & Sons, Inc, is a sewer rehabilitation contractor. They specialize in cleaning, inspections, and repair of sewer and storm drain pipes in addition to potholing for utilities. With the addition of a brand new piece of equipment, they can not only televise mainline sewers but also have the ability to turn and go up a service lateral, without requiring the homeowner to be present. This new equipment is called a Lateral Launch. Most Cities are now beginning to require this for all new construction.

Their "CCTV" equipment can televise pipes from 6 inches to 72 inches. Val Kotter & Sons, Inc. CCTV trucks are equipped with a computer system that can create a thumb drive to give to the client that stores all of the information that Val Kotter & Sons, Inc. was contracted to do.

They are Utah, Idaho, and Wyoming's authorized installers for fold and form PVC alloy pipeliner. The lining material has over 100 year life expectancy. They can line sewers, storm drains, or culverts ranging in sizes from 6 inches to 36 inches.

To top it all off, Val Kotter & Sons, Inc. guarantees their work.





Features

- ✓ **Asking Price**
\$4,500,000
- ✓ **Building Sq. Feet**
4,600 Sq. Feet
- ✓ **Year Built**
1996
- ✓ **Gross Revenue**
\$3,000,000
- ✓ **Cash Flow**
\$400,000.
- ✓ **Goodwill**
\$1,210,000
- ✓ **Real Estate**
\$750,000
- ✓ **Property Type**
Industrial - Utility maintenance
& repair company Included with
the sale of the building
- ✓ **Lot Size**
1 acre lot (plus additional 3/4 lot next
door with a 30 x 60 metal barn that has
a manger and outer storage building
negotiable w/ sale
- ✓ **Business Established**
1985
FF & E
\$2,500,000
- ✓ **Inventory**
\$40,000



Their Story

Where Val Kotter & Sons Inc. Started And Where They Are Today

Started

Val Kotter & Sons Inc. started their humble beginning in 1985 after 10 years of experience and became a specialist with all types of sewer line problems. Val started with one truck that repaired leaks from water infiltration. As the business grew, he expanded their business and added more specialized vehicles and more personnel to accommodate this exceptional demand for his expertise.



Today

Fast forward to today. Val Kotter and sons inc. is at the top in its field, serving Utah, Idaho, Wyoming, and Nevada. They have 16 trucks in service, The company works on exclusive private company contracts as well as works on state contracts with UDOT directly as well as large construction companies, and other city, county, and state contracts. Their commitment to excellent customer service and their innovative solutions as well as their reputation that precedes them is exactly why Val & Sons Inc. is the "go to" company.



Detailed Information



LOCATION

Brigham City, Utah

FF&E

Included in asking price

REAL ESTATE

Included in the asking price/
real estate is owned.

FACILITIES

1 Acre lot, 3 bay Warehouse with
office included in the asking price
valued at \$750,000.

NAME OF COMPANY

Company Name, Trade Name
and Logos included in sale

EMPLOYEES

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SUPPORT & TRAINING

The owner is willing to stay on as an employee, consultant, contractor or some combination as well as the office manager to help train, facilitate and bid contracts, etc; to make an easy transition for the new owners as well as the customers.

GROWTH & EXPANSION

The owner is willing to stay on as an employee, consultant, contractor or some combination as well as the office manager to help train, facilitate and bid contracts, etc; to make an easy transition for the new owners as well as the customers.

SUPPORT & TRAINING

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COMPETITION

The competition is very moderate. There are other service providers, however, NONE of them are authorized to use the exclusive materials and service methods that Val Kotter & Sons Inc. are able to use.

REASON FOR SELLING

Time to retire!!



Contact Michelle Lutz For More Details

RanLife Real Estate | Broker | 801.458.3211





More Photos, 3D Tour & Video Links



[3D Video Tour Link](#)



[Aerial Video](#)



[More Photos](#)



Sale Information

- ✓ **Transitions and Training**

The Seller (Val Kotter) will remain with the company for a certain amount of time to assist in the transition and training of the new owners. Pearl Kotter will remain with the company as well in place as the office manager to train and assist in the transition as well. Val is willing to remain with the company as an owner, employee, contractor, or some combination for terms and conditions to be determined later. (Other management would also be willing to as employees or though transition).
- ✓ **Adjustments**

The purchase price will be adjusted at closing for the work in progress. The purchase price will be adjusted down by the amount that the over-billings are greater than the under-billings. The purchase price will be adjusted up by amount that the under-billings are greater than the over-billings.
- ✓ **Cash and Receivables**

The Seller will retain the cash of the company minus customer deposits, if any. The seller will continue to collect receivables for all work completed prior to the sale.
- ✓ **Excluded Assets**

Cash, Accounts Receivable and owners personal affects.





Sale Information continues

- ✓ **Payables and Liabilities**

The Seller will pay all payables for expenses incurred prior to the sale. The Seller will pay off all liabilities associated with the assets being sold prior to or at the time of the sale so that all assets can transfer free and clear of all encumbrances.
- ✓ **Facilities**

The Company owns the building and property located in Brigham City Utah. The property includes a yard, office space and shop space. Both Property and Business shall be sold together.
- ✓ **Additon Property**

Additonal property of 3/4 acre may be available as a seperate purchase with a 30 x 60 metal barn that has a manger and outer storage building negotiable with sale. (Lot next door)





Contact Michelle Lutz For More Details



mynorthernutahagent.com



michellel@ranlife.com



(801) 458-3211

ranlife