

5125 KANSAS CITY, KS 66104
LEAVENWORTH RD



BUSINESS FOR SALE

Thriving Kansas City, Kan., automotive business with a loyal customer base, located along the Leavenworth Road corridor which has seen ongoing, major infrastructure development in recent years. Business is being sold separately and leases space from the building's owner. Consistently strong cash flow provides owner with lucrative income after paying lease and all business expenses.

OFFERED AT:

\$16/sf

TOTAL SPACE:

5,000 sf

***Business
sold
separately***

Jill Hays

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OUR STORY

5125 LEAVENWORTH ROAD, KANSAS CITY, KS 66104



In operation 75 years, Valentine's auto repair shop has built a solid reputation for top-notch work, honesty and fairness. That combination has resulted in solid repeat business over generations; several of our customers having been coming here for 30 to 40 years, and their parents came here before them.

Recently a new customer told us they were standing in line at a grocery store chatting with the cashier about their car troubles. When the cashier recommended they come to Valentine's, someone else in line two people behind them piped up "Yep, ... I've always gone there."

Our loyal customer base has driven Valentine's consistent growth and provided a lucrative income stream for its owners.

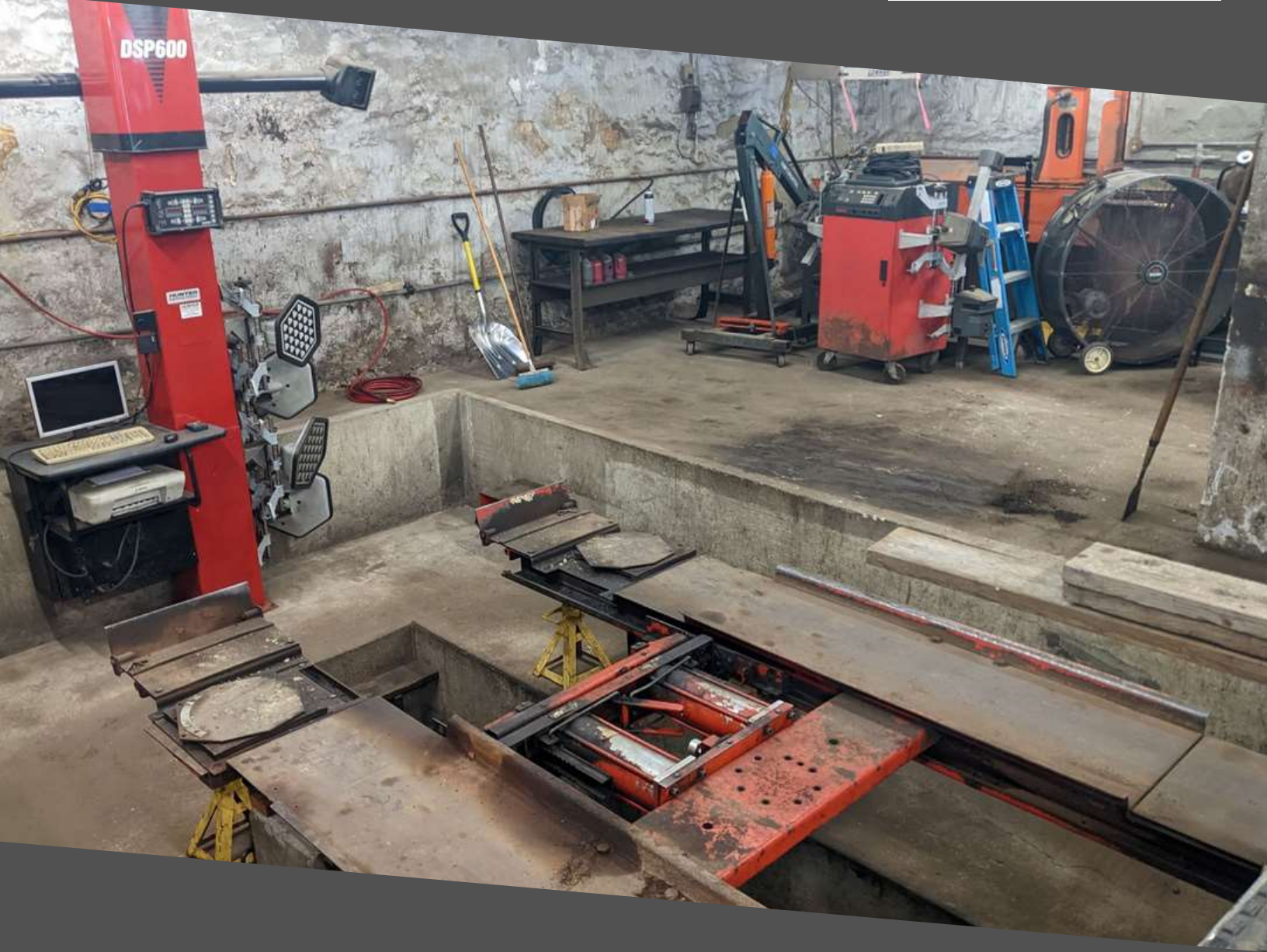
Our facilities consist of six-plus bays with five lifts, including a new lift and Auto AC system, plus a large assortment of other essential equipment and small tools.

There's also a remodeled lobby, recently added employee kitchen, ample office space and plenty of parking. Administrative upgrades include new computer and shop management systems, and a new phone system.

Several of our outstanding mechanics have been with us for 10-plus years and are key to the consistently high-quality service our customers have come to expect.

Our current owner is willing to stay on to ensure a successful transition period with new owners, because he believes it is important that the new owner and this thriving business remain successful.

THE SPACE



- Built in 1948
- 5,000 sf of garage and office space
- 6-plus bays
- Market: Kansas City
- Submarket: Kansas City, KS
- Location Type: Suburban
- Land acres: .78 AC
- Zoning: Commercial
- Rapidly developing corridor
- Ample parking

THE EQUIPMENT

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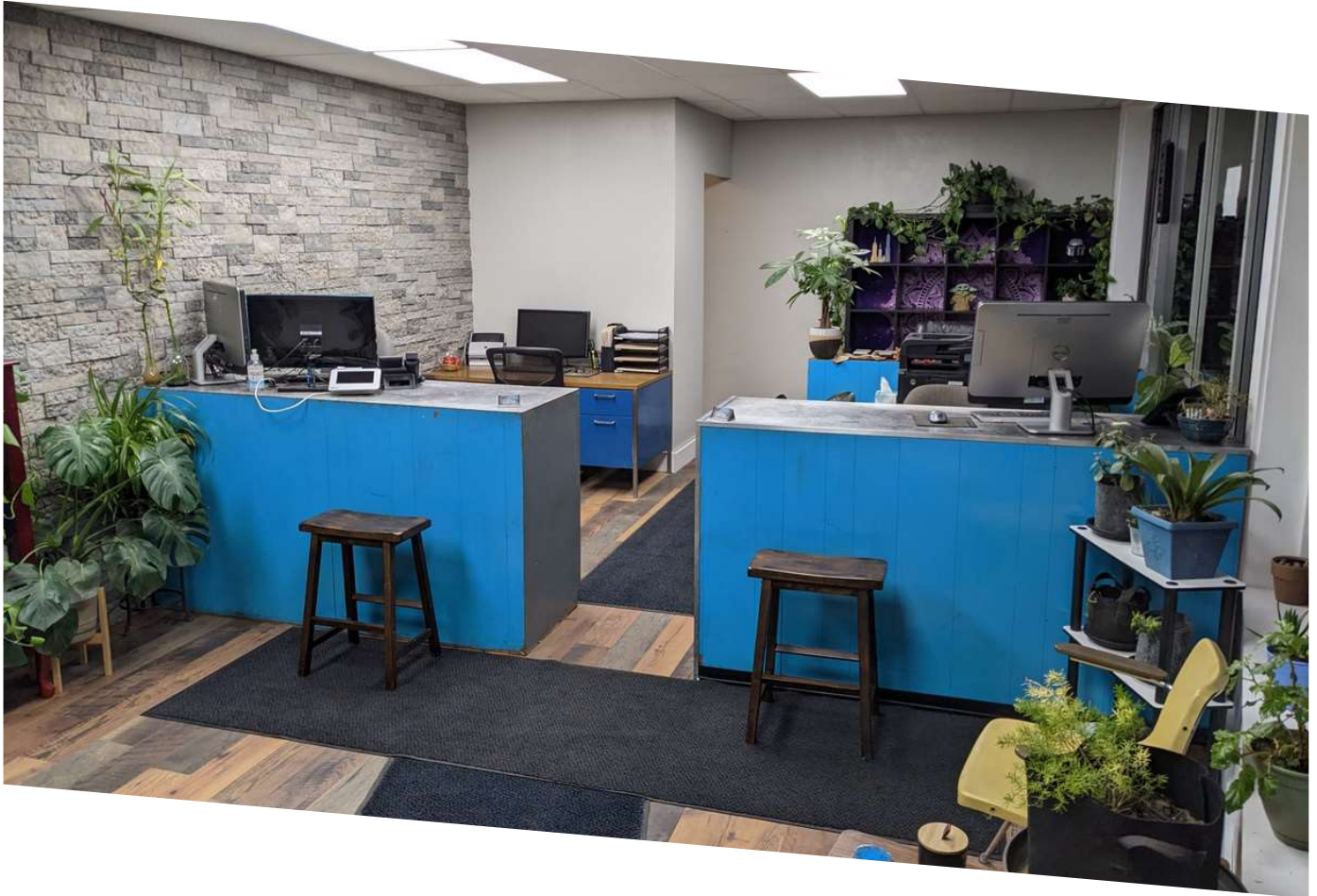


INVENTORY ALSO INCLUDES LARGE ASSORTMENT OF SMALL TOOLS AND OFFICE FURNITURE

- | | | | |
|-----------------------------|---------|---------------------------------|---------|
| • Triumph 9k Lift | \$3,099 | • Hunter Tire Balancer | \$5,000 |
| • Rotary 10k Lift | \$3,000 | • Hunter Tire Machine | \$1,200 |
| • Gray 9k Lift | \$2,500 | • Hunter Alignment Machine | \$3,000 |
| • Gray 9k Lift | \$2,500 | • Ammco Disk Brake Lathe | \$1,500 |
| • MovinCool Portable AC | \$2,000 | • Ammco Brake Lathe | \$1,800 |
| • Gardner-Denver Compressor | \$1,000 | • Snap-On D-TAC Battery Machine | \$600 |
| • Kaeser Compressor | \$5,500 | • Robinair AC Machine | \$4,945 |

OFFICE SPACE

5125 LEAVENWORTH ROAD, KANSAS CITY, KS 66104



Adjacent to our well-equipped garage is an oasis of modern office space that helps us provide world-class customer service. The lobby was recently remodeled and an employee kitchen was added, along with new computer and shop management systems. The phone system also has been upgraded.

DIRECTOR OF SALES

4200 SOMERSET DR, STE 101, PRAIRIE VILLAGE, KS 66220



JILL HAYS



Jill's experience in construction and degree in entrepreneurship from Bloch School of Management are making her dream of experiencing everything life has to offer feasible!

Jill has used her life experience with multiple different businesses to create unique solutions to multi-million dollar commercial real estate deals. She truly believes strategy is the name of the game!

That includes people she surrounds herself with and the communities she supports. Her team members -- Kymberly, Don and Sarah, along with the best transaction coordinator team in the world -- are a testament to the values of HaysDraper and Associates, who are here when you need us!

At Keller Williams Key Partners, she has taught classes for new agents, developed a commercial mastermind networking forum and organized regular budgeting workshops to help small business owners -- including Realtors -- manage their money.

She's also recruited a number of commercial agents from different nationalities and cultures to help serve a growing segment of the local market.

Jill has a philanthropic passion for helping all children have the tools to thrive with dignity, loves capitalism and knows it takes a village. That's why she appreciates and honors her community for their continued support.

Jill is married, has 14 grandchildren and once drove 153 mph in a race car at Kansas Speedway.

PROPERTY MGMT

4200 SOMERSET DR, STE 101, PRAIRIE VILLAGE, KS 66220



KYMBERLY GRIGSBY



KyMBERly Griggsby is a broker who came to KW Kansas City in January to sharpen her commercial real estate skills after two decades of working primarily with residential clients.

KyMBERly, or “Two Y’s,” grew up in a real estate family and remembers going with her grandmother to pick up rent at some of the 15 properties the grandparents owned. KyMBERly said she didn’t have to take out loans for college because her grandparents would just sell one of their properties to pay for it.

She became a real estate agent in 2002, and 10 years later started her own brokerage specializing in property management for investors building rental Portfolios.

She connected with Jill Hays, owner of HaysDraper & Associates, last spring when checking out one of Jill’s commercial listings. The property didn’t work out for her buyer, but KyMBERly said she was impressed by Jill’s upbeat demeanor and eagerness to share knowledge.

Though she’s technically the team’s buyers specialist, KyMBERly also works with sellers and can do anything else that’s needed of her. She’ll also continue devoting time to her own business.

KyMBERly has a 30-year-old daughter and 5-year-old grandson.

OPERATIONS DIRECTOR

4200 SOMERSET DR, STE 101, PRAIRIE VILLAGE, KS 66220



SARAH KAWAOKA



Sarah's lifelong connection to real estate goes back to when she was a child in Manhattan, Kansas, where her mother was an owner-agent and her father a real estate attorney in the university town.

After graduating from Kansas State with an architecture degree, Sarah spent 20 years at Hallmark Cards in the architecture and marketing departments. Then David Conderman, operating principal at Keller Williams Kansas City in Prairie Village, came calling six years ago.

She is licensed in Kansas and Missouri and sells a little real estate from time to time, but her real passion is helping other agents achieve their goals in a highly competitive industry.

As director of operations for HaysDraper & Associates at KW, Sarah's main role is monitoring financials to see how the team's performance stacks up against its goals, then working with Jill to make adjustments if needed.

She also handles day-to-day business tasks so Jill and her agents can spend time building relationships and selling properties.

Sarah is married and has two children who are graduating this year. Her daughter is getting a degree from the University of Nebraska, and her son is graduating from Olathe Northwest.

GENERAL CONTRACTOR

4200 SOMERSET DR, STE 101, PRAIRIE VILLAGE, KS 66220



DON ALSIN



Have you heard the one about the plumber, electrician, Realtor and general contractor who walked into a bar? It was just Don Alsine taking a break.

When it comes to commercial properties, there's not much Don hasn't done or wouldn't be able to figure out if he had to. He's been around construction his whole life and has expertise in almost every facet of the building process.

He's a master electrician, master plumber, has a Class A general contractors license and is certified in climate control technology. His company, JCM Commercial Properties, has worked on projects around the country, including in New Orleans after Hurricane Katrina in 2005, and later in California.

His family has owned restaurants and bars all over town, including several that they built themselves. They've also been involved in strip malls, convenience stores and mini-marts.

Don brings to HaysDraper & Associates the expertise to go into a building and figure out what will and won't work in that space. He also has a deep network of contacts cultivated during his decades in the commercial real estate world.

TRANSITION SPECIALIST

4200 SOMERSET DR, STE 101, PRAIRIE VILLAGE, KS 66220



MARK BLACKSTON



Mark's unique skill set and experience make him a highly valuable resource for business owners who need help navigating the complexities of selling or transitioning their businesses. His blend of financial expertise and understanding of the human elements involved in business transitions sets him apart in this field.

Mark's proficiency in facilitating mergers and acquisitions, especially with small and medium-sized businesses, is particularly noteworthy. These types of transactions often involve intricate details and can be challenging to navigate.

Mark approaches these deals from multiple perspectives, whether it involves family members, employees, or third-party buyers, which contributes to more successful outcomes. His versatility allows him to adapt to various scenarios and ensure the interests of all parties are considered and addressed.

Mark's dedication and expertise make him an invaluable partner for business owners, whether they're looking to sell their business or plan for its continued success in the hands of the next generation.

His comprehensive approach and ability to harmonize financial acumen with the human aspects of business transitions make him a trusted guide in the intricate process of business change.