

## The Man Cave Market – Features of the Business & Property

1. New Metal Roof 2018 (\$20,000+)
2. New Metal Building for Warehouse 2022
3. New HVAC System 2022 (\$10,000)
4. New Septic System 2022 (\$20,000)
5. Business has full sound system both indoor and out 2022 (\$4,000)
6. Canopy & Sprinkler system for plants 2024 (\$5,000)
7. New Decks, Fences & Parking area in back of building 2024
8. New bathroom in Man Cave 2019
9. New electrical throughout the building in 2014
10. New pump & grind outside kitchen sink 2021
11. New shelving throughout the building purchased and installed 2021
12. Living area comes with washer, dryer, mini fridge, mini freezer, desk, several cabinets, and dresser for storage.
13. New front door to business 2024 (\$5,000)
14. New security system installed in the parking lot areas, plus 2<sup>nd</sup> & 3<sup>rd</sup> rooms
15. Pool table 5 years old (\$5,000)
16. Bar stools 5 years old

All inventory except personal items, is included with the sale. Not to exceed value of \$146,919.

AL DOT recorded 16,095 vehicle traveling on Hwy 31 on 3/19/2021.