

FAIRCLOUGH, REALTORS®
AND PROPERTY MANAGEMENT
265 Sparta Ave. Sparta NJ 07871
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Top Gun Jacks, LLC DBA Northcliff Kennels
Fact Sheet

- **Address:** 40 Brighton Rd. Andover, NJ 07821
- **Asking Price:** \$2,600,000.00
- **Business:** \$2,600,000.00
- **Lots A & B \$ 375,000.00**
 - Business includes kennel, house, barn, 14.477 acres, all fixtures & equipment, see list)
 - **Gross Income:** \$ 495,000.00
 - **Net Income:** \$ 260,000.00
- **Total Acres:** 23.131
 - 14.477Acres: House & Kennel, Block 157 Lot 4.02 (included with business value)
 - 5.934 Acres: Proposed Lot A
 - 2.719 Acres: Proposed Lot B

Kennel Improvements

- New Roof
- New Driveway
- Play area
- Generator
- Kuranda Beds
- Insulated doggy doors in A & B
- AC unit and larger doors in C
- New office floor
- New office windows
- New groom room windows
- New groom room floor
- Water softener
- **Home Improvements**
 - New windows on first floor
 - New flooring in living room
 - Bathrooms & Kitchen
 - New bathrooms downstairs

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Equipment List

- Polaris with snow plow
- 2011 Ford Econoline
- Ford New Holland Tractor
- 4 Drieaz floor fans
- Hawk power 5800 generator
- Champion Generator – 7500 watts
- County Line 28 ton log splitter
- Toro 20'' gas snow blower
- Toro 16'' gas lawn mower
- 6 travel dog crates
- Zero turn Toro riding mower
- Kobalt 40v electric lawn mower
- Spray Tech Apex Series paint sprayer
- Kobalt 125 psi air compressor – 2 gallons
- 2 chain saws
- 2 UV lights
- Air purifier
- 10 cat condos
- Lo Boy grooming table
- 4 Shoreline kennel bank cages
- Sahara kennel dryer
- 2 EZ Groom dryers