

## Acquisition Opportunity

### AVRJ – Landscape Design and Build Company

**ASKING PRICE: \$1,600,000**

#### Business Activity

This opportunity is a well-established landscape design and build company founded in 1989 and is based in Tarrant County. The company specializes in designing and installing landscapes, including lighting, patios, walkways, retainer walls, drainage, sprinkler systems, and horticultural services. The business is structured as an S-Corp and has built a strong reputation in the industry over the past 36 years. The business is an attractive acquisition for a buyer with strong business management experience who can leverage its brand, expand its services, and implement a more aggressive marketing strategy to increase revenue.

#### Deal Summary

<b>2024 Revenue:</b>	\$2,257,000	<b>2024 Adj. EBITDA:</b>	\$541,000
<b>FF&amp;E*:</b>	\$150,000	<b>Corporation Type:</b>	S-Corp
<b>Working Capital*:</b>	\$50,000	<b>Location:</b>	Tarrant County
<b>Total Assets*:</b>	\$200,000	<b>Year Established:</b>	1989
<small>*Included in Asking Price</small>		<b>NAICS:</b>	561730
<b>Accounting Method:</b>	Cash	<b>Financial Year End:</b>	December

#### Terms

With a \$160,000 (10%) down payment, third-party financing is available over 10 years, pending bank qualification. Estimated payments are \$18,000 monthly or \$216,000 annually. SBA 7(a) guarantees are excluded, and a personal guarantee is required.

#### Top Things to Know About This Business

**Business Model:** The company specializes in landscape design and installation, offering services such as lighting, patios, walkways, retaining walls, drainage solutions, sprinkler systems, and horticultural services.

**Revenue Model:** Operating on a project-based model, the business has an average order size of \$11,500. Revenue growth opportunities include expanded advertising, subscription-based horticultural services, and lawn maintenance offerings.

**Strong Financial Growth:** After a slow Q1 in 2024 due to weather conditions, the company consistently improved its performance each quarter, demonstrating resilience and strong upward momentum.

**Seasonality:** Operations continue year-round, with minor slowdowns typically occurring in January and August.

**Client Base:** Serving approximately 200 clients annually, the company holds around 60 signed maintenance agreements. Six key clients contribute approximately 25% of total revenue.

**Marketing & Sales:** The majority of new business (64%) is generated through word-of-mouth referrals, while the remaining 36% results from minimal advertising efforts.

**Longevity:** Founded in 1989, the company has been a trusted industry leader for 36 years.

**Established Brand:** Recognized for delivering high-quality work on time and within budget, the company has built an outstanding reputation in the industry.

**Strengths and Weaknesses**

**Key Strengths**

**Experienced and Well-Trained Crews:** The company’s skilled professionals consistently deliver exceptional results, prioritizing efficiency, safety, and quality.

**Strong Operational Systems:** Reliable systems are in place to ensure seamless operations, maintaining efficiency and high-quality standards.

**Employees with an Ownership Mindset:** The team demonstrates dedication, taking pride in their work and contributing to the company’s success.

**Reliable Customer Support:** Exceptional customer assistance is a priority, ensuring satisfaction at every stage of the process.

**Exceptional Design Expertise:** The company provides innovative and high-quality designs, crafted with creativity and precision.

**Possible Weaknesses / Opportunities**

**Lack of an Experienced Business Manager:** The company would benefit from a seasoned professional to lead operations, drive growth, and ensure organizational success.

**Need for Additional Office Space:** An expansion of office space is needed to support growth and enhance productivity.

**Reliance on H2B Visa Workers:** The company’s operations depend on H2B visa workers to meet staffing requirements and maintain efficiency.

**Limited Advertising and Marketing:** The company relies heavily on word-of-mouth referrals, with minimal investment in advertising and marketing efforts, potentially limiting its reach to new customers.

**Expansion into Lawn Maintenance and Mowing:** While there is potential for growth in lawn maintenance and mowing services, the company has not yet fully developed or capitalized on this expansion opportunity.

**History**

The company was founded in 1989 by the current owner and relocated to its current location in 2018.

**Business Days and Hours**

**Monday – Thursday:**

7:30 PM to 5:30 PM

**Friday – Sunday:**

Closed

**Marketing Strategy**

The company generates 64% of new business through word-of-mouth referrals, while the remaining 36% comes from limited advertising efforts.

**Financial Summary**

Year (Financial Year End: 12/31)	2024 Tax Return	2023 Tax Return	2022 Tax Return	2021 Tax Return
<b>Revenue:</b>	\$2,257,000	\$2,410,000	\$2,313,000	\$1,807,000
<b>Gross Profit:</b>	\$1,813,000	\$1,962,000	\$1,822,000	\$1,440,000
<b>Adj. EBITDA*:</b>	\$541,000	\$700,000	\$646,000	\$364,000
<b>Adj. EBITDA Margin:</b>	24.0%	29.1%	27.9%	20.1%

*\*Profit before interest, tax, depreciation, amortization (non-cash items) including owner salary, one-time and discretionary expenses. All adjustments to EBITDA were provided by seller*

### Employees and Management

The company employs 8 full-time, 4 part-time, and 13 temporary workers, supported by an experienced management and design team with tenures ranging from 3 to 20 years. The owner remains actively involved in sales, proposal reviews, and design approvals, working 30-35 hours per week.

### Assets and Liabilities

A detailed asset list is available, including \$150,000 in furniture, fixtures, and equipment. The seller will retain all cash and accounts receivable, except for the accounts receivable required to meet the working capital requirement in the transaction and will settle all company debts at closing. Any owner financing required by SBA underwriting must be personally guaranteed by the buyer.

### Facilities

The company operates from a 3,164 sq. ft. steel building on a 66,516 sq. ft. lot. The real estate is owned by the seller through a separate entity and is not included in the current purchase price of the business. However, it may be included in the sale.

### Support and Training

The owner is committed to a smooth transition and ensuring seamless customer service for the buyer. They will provide 30 days of training, with the option of an additional consulting contract. The owner is also open to staying in a part-time capacity for up to 18 months to support transition and training.

### Reason for Selling

Retirement.

### Next Steps

For us to release the Confidential Information Memorandum, complete the Non-Disclosure Agreement and Buyer Profile and return to:

Anthony Cullins  
Managing Director  
[anthony@thevantgroup.com](mailto:anthony@thevantgroup.com)  
972-458-8989, ext. 124

## **STANDARD BUYER'S CONFIDENTIALITY AND WARRANTY AGREEMENT**

The undersigned (the "Buyer") understands and acknowledges that The Vant Group (the "Broker" has a valid agreement with the owner(s) (the "Seller") of the business and/or property described below (the "Business") whereby Broker has been retained, for an agreed upon commission, to represent Seller in the sale of the Business. Buyer understands and acknowledges the Broker is acting as the agent of the Seller and that Broker's primary duty is to represent the interests of the Seller. The Business that is the subject of this Standard Buyer's Confidentiality and Warrant Agreement (the "Agreement") is as follows:

**Description of Business:     Landscape Design and Build Company**

**Asking Price:                 \$1,600,000**

In order to induce Broker or Seller to furnish information regarding the Business (the "Information") to Buyer for Buyer's evaluation and possible purchase of said Business and in consideration for Broker's or Seller's furnishing such information, Buyer understands, agrees, represents and warrants to Broker and Seller as follows:

1. The word "Buyer," as used herein, shall mean and include the undersigned individually, as a member of a partnership, as an employee, stockholder, officer or director of a corporation, as an agent, adviser or consultant for or to any business entity and in any other capacity whatsoever.
2. The Information is of a proprietary and confidential nature, the disclosure of which to any other party will result in damage to the Seller and/or Business, and Buyer further represents and warrants as follows:
  - a. The Information furnished by Broker or Seller has not been publicly disclosed, has not been made available to Buyer by any party or source other than Broker or Seller and is being furnished only upon the terms and conditions contained in this Agreement.
  - b. Buyer will not disclose the Information, in whole or in part, to any party other than persons within Buyer's organization, including independent advisers/consultants, who have a need to know such Information for purposes of evaluating or structuring the possible purchase of the Business. Buyer accepts full responsibility for full compliance with all provisions of this Agreement by such other persons.
  - c. Buyer will not disclose, except to the extent required by law, to any parties other than the persons described in Paragraph 2(B) above that the Business is available for purchase or that evaluations, discussions or negotiations are taking place concerning a possible purchase.
  - d. Buyer will not utilize, now or at any time in the future, any trade secret(s), as that term may be defined under statutory or common law, that is/are included in the furnished Information for any purpose other than evaluating the possible purchase of the Business, including, without limitation, not utilizing same in the conduct of Buyer's or any other party's present or future business(es).
  - e. In addition to the prohibition against utilizing trade secret(s), Buyer will not utilize any other furnished information for any purpose other than evaluating the possible purchase of the Business, specifically including, without limitation, not utilizing same to enter into and/or engage in competition with the Business or assist or promote any other party(s) in so doing. The foregoing prohibition against utilizing said Information in competing with the Business shall remain in effect for three (3) years from the date hereof and shall be applicable to competition within the presently existing marketing area of the Business.
  - f. If Buyer decides not to pursue the possible purchase of the Business, Buyer will promptly return to Broker all information previously furnished by Broker or Seller, including any and all reproductions of same, and further, shall destroy any and all analyses, compilations or other material that incorporates any part of said Information.
3. Buyer will not contact the Seller or Seller's employees, customers, suppliers or agents other than Broker for any reason whatsoever without the prior consent of the Broker. All contacts with the Seller or such other parties will be made through or by Broker unless otherwise agreed to by Broker, in writing.
4. The Information furnished by Broker has been prepared by or is based upon representations of the Seller and Broker has made no independent investigation or verification of said Information. Buyer hereby expressly releases and discharges Broker from any and all responsibility and/or liability in connection with the accuracy, completeness or any other aspects of the information and accepts sole and final responsibility for the evaluation of the Information and all other factors relating to the Business.
5. The Information is subject to change or withdrawal without notice and the Business is being offered for sale subject to prior sale or the withdrawal of said offering without notice.
6. Buyer will indemnify and hold harmless the Broker and Seller from any and all claims or actions arising from Buyer's acts or failures to act in pursuing the possible purchase of the Business, including, without limitation, reasonable attorney's fees and other expenses incurred by Broker.

7. Buyer will not, for a period of three (3) years from the date hereof, enter into any agreement for the purchase of the Business, in whole or in part, or assist or promote any other party in so doing, unless such agreement to purchase provides for commission to be paid Broker, with the commission being defined as the amount agreed upon by Broker and Seller in the "Standard Listing Agreement" or similar agreement between those parties. The phrase "agreement for the purchase of the Business" as used herein, shall mean and include any agreement, specifically including, but not limited to, offers to purchase, letters of intent and similar agreements, that provides for the transfer, conveyance, possession of, or disposition of the Business, its capital stock, assets, or any portion thereof, and the commission amount to be paid Broker shall be the greater of either the minimum commission or the commission based upon sale price (or purchase price), as these amounts are defined in the aforesaid agreement between Broker and Seller. Further, "sale price (or purchase price)" as used herein shall mean and include the total amount of consideration paid or conveyed to Seller or for Seller's benefit, including, without limitation, cash, capital stock, notes, personal property of any kind, real property, leases, lines of credit, loans, contingent payments (e.g., license agreements, royalty agreements, payments based upon future sales or profits, etc.), employment or management contracts, consulting agreements, non-competition agreements, assumption or discharge of any or all liabilities, and any combination of the foregoing and/or other consideration. The commission amount agreed upon by Broker and Seller in the aforesaid agreement between those parties will be made known to Buyer by Broker, upon Buyer's request, when and if an agreement for the purchase of the Business is made by Buyer. If Buyer violates the foregoing provision, Buyer will be liable for and pay said commission to Broker upon demand without any obligation on Broker's part to first exhaust any legal remedies against Seller.
8. Buyer represents that Buyer has sufficient financial resources to complete the transaction for the asking price and terms set forth herein. Buyer agrees to provide, upon request by Broker or Seller, financial statements, references and other pertinent information evidencing such financial sufficiency.
9. The performance and construction of this Agreement shall be governed by the laws of the State of Texas. All sums due hereunder shall be payable at the office of the Broker in Dallas County, Texas and all parties hereto agree to forbear from filing a claim in any other jurisdiction.
10. This Agreement shall be binding upon the Buyer, Buyer's heirs, executors, successors, assigns, administrators or representatives. If any provision of this Agreement shall be held to be invalid, void or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and this Agreement shall be construed as if such invalid, void or unenforceable provision had not been contained herein.
11. Any controversy between the parties to this Agreement involving the construction or application of any of the terms, covenants or conditions of this Agreement, shall on written request of one (1) party served on the other, be submitted to binding arbitration. Such arbitration shall be under the rules of the American Arbitration Association. The arbitrator shall have no authority to change any provisions of this agreement; the arbitrator's sole authority shall be to interpret or apply the provisions of this Agreement. The expenses of arbitration conducted pursuant to this paragraph shall be born by the parties in such proportion as the Arbitrators shall decide.
12. The terms and conditions of this Agreement shall also apply to any other business and/or property on which Broker has been retained to represent the owner(s) in the sale thereof and on which Broker or owner(s) has furnished information to Buyer. Further, it shall not be necessary for Buyer to execute any additional agreement(s) to that effect and any terms and conditions of this Agreement that refer to the date hereof shall automatically be adjusted to reflect the date on which Broker or owner(s) initially furnished information to Buyer on such other business and/or property.
13. The provisions hereof cannot be modified, amended, supplemented or rescinded without the written consent of Broker and this Agreement sets forth the entire agreement and understanding

EXECUTED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Buyer

\_\_\_\_\_  
Printed Name of Buyer

\_\_\_\_\_  
Signature  
(Individually and as Duly Authorized Representative)

\_\_\_\_\_  
Signature  
(Individually and as Duly Authorized Representative)

\_\_\_\_\_  
Street                      City                      State                      Zip

\_\_\_\_\_  
Street                      City                      State                      Zip

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

**BUYER'S PERSONAL PROFILE - CONFIDENTIAL INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Home (\_\_\_\_) \_\_\_\_\_ Office (\_\_\_\_) \_\_\_\_\_ Cell (\_\_\_\_) \_\_\_\_\_

Email Address: \_\_\_\_\_

Present Occupation/Business: \_\_\_\_\_

How Did You Learn Of Our Company?  Internet  Ad  Referral  Other: \_\_\_\_\_

**Type of Business Preference**

*(Retail, Wholesale, Manufacturing, Service, Etc):*

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**Location Preference:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Cash In Banks	\$ _____	Notes Payable	\$ _____	x
U.S. Govt Securities	\$ _____	Liens On Real Estate	\$ _____	
Accounts & Notes Receivable	\$ _____	Other Liabilities	\$ _____	
Value Of Businesses Owned	\$ _____	<b>TOTAL LIABILITIES</b>	<b>\$ _____</b>	
Other Stocks And Bonds	\$ _____			
Real Estate	\$ _____	Salary	\$ _____	
Automobiles -- Number ( )	\$ _____	Dividends & Interest	\$ _____	
Other Assets	\$ _____	Other Income	\$ _____	
<b>TOTAL ASSETS</b>	<b>\$ _____</b>	<b>TOTAL INCOME</b>	<b>\$ _____</b>	

Monthly Income Required: \$ \_\_\_\_\_ Down Payment Available: \$ \_\_\_\_\_

Personal Net Worth: \$ \_\_\_\_\_ Require Immediate Income?: \_\_\_\_\_

Who Else Would Be Involved In The Decision Process? \_\_\_\_\_

Have You Ever Filed For Bankruptcy? \_\_\_\_\_ Have You Ever Been Arrested? \_\_\_\_\_

**Fields of past Business experience:**

1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_

*I Hereby Attest That The Above Is A True Representation On My Financial Status. I Agree To Provide, Upon Request By Broker Or Seller, Financial Statements, References And Other Pertinent Information Evidencing Such Financial Sufficiency If Necessary*

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

A Personal Or Business Financial Statement Will Be Required Of All Potential Buyers Before Receiving Financial Information On Any Listing