

# Ken's Super Clips

1535 S Milton Rd, Flagstaff | Arizona



KellyandCall.com



## Offering Memorandum

Business asking price:  
\$99,000



## Ken's Super Clips

Now is your time to purchase a successfully run, well established Flagstaff business that has been at the same great location on Milton Road for nearly 16 years. Ken's Super Clips has great reviews and is known for its friendly atmosphere, great haircuts at a reasonable price and excellent customer service. Ken, the owner, prides herself on excellent haircuts, good music and conversations. Truly a great place for both locals and tourists to get a haircut in Flagstaff. Ken's provides all styles of haircuts, color, styling services, and retails all kinds of hair products.

Purchase this well managed enterprise and start your own legacy from a business that is already in place. Ken's has a strong repeat local customer base that will provide a buyer consistent revenue for years to come. You will not only obtain an excellent long term customer base and the training you will need to be successful from Ken herself, you will also obtain a supplier list for all the required materials to continue this profitable business.

You are also purchasing a business that is one block away from Northern Arizona University, on the busiest street in Flagstaff, and surrounded by other great retail businesses. This is tried and proven to be a winning location. This location has five station chairs, along with a separate private color/shampoo room, nice lobby/entrance and guest bathroom. In the back there is a private owner's office with private bathroom along with a back door for private owner entrance.

## Operating Location

The excellent 1,282 square foot retail space rents for \$2,080/month and has been located at the same great location since 2006 on the highest traffic street in Flagstaff at 1535 S Milton Rd. The lease ends July 2024 with two five-year options to extend with 3% annual increases beyond that date to 2034. Ken's provides all styles of haircuts, color, styling services, and retails all kinds of hair products.

## Purchase Details

- Business asking price: \$99,000 plus inventory
- Inventory: Not included in price – inventory will be taken at time of purchase and sold at owners' cost. Estimated to be \$4,000
- FF & E: \$30,000
- Support and training: The owners are willing to provide a transition period with the new owner.
- Reason for selling: Health reasons



## *Business Summary*

## Ken's Super Clips Equipment List

<b>Main Floor Lobby Area</b>	2 speakers	Whirlpool small refrigerator
2 x dividers	Antique perm machine	4 x chairs in break room
Trash can	Butterfly décor	2 x styling chair (brand new)
5 x styling chairs	Sun face décor	2 x towel cabinet and back
5 x stations	3 x wall flower décor	Mop and bucket
Standing fan	Tall fake plant	Mop sink
Wax warmer	Tall real green plant	Washer
5 x sanek strip holder	3 x blow dryer	Dryer
5 x hand held mirror	2 x fish décor	Tall hair dryer
5 x big wall mirrors	2 x fire extinguisher	Shampoo bowl
White 3 drawer storage	Lots of perm rods	Shampoo chair
Dustpan	Lots spiral perm rods	Back bar area for product
Flat hair map	3 x tall standing trays	Trash can
Broom		2 x shelves divider
4 x floor mat	<b>Color room</b>	2 x white medium 2 door product storage
8 x black waiting chair	3 x box color holder	White large 2 door product storage
2 x coat stand	Trash can	White one door storage
Silver trash can	Hair clips	
Wood reception counter	Combs	<b>Office</b>
Long showcase	Brushes	4 drawer stand
3 x product stand tall	4 x tool holder drawer	Bed with futon
Bench	Lot of clipper guards	Trash can
4 x colored wood chair	4 x shelves	Desk
Wall showcase display	White 3 drawer towel storage	Chair
Cash drawer		Cabinet
2 x booster seat	<b>Break room and shampoo area</b>	White 2 door storage
Blow dryer décor	Microwave	
Curling iron décor	6 ft dining table	



## Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

The community is also a college town with almost 30,000 students attending Northern Arizona University. Ken's Super Clips is within easy walking distance of campus; a ready market for this category of retail service.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life provides a strong customer base and high demand for retail businesses.

## *Market Overview*

# Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company commonly known as Ken's Super Clips located at 1535 S Milton Rd, Flagstaff, Arizona 86001 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Company or constitute an indication that there has been no change in the state of affairs of the Company since the date of this Offering Memorandum.

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## Contact Us:

**Kevin B. Call, CPA**

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

**Dennis Kelly**

Principal

Phone: 928 440 5450

Dennis@KellyandCall.com



Kelly and Call Commercial  
1150 N. San Francisco Street  
Flagstaff, AZ 86001