

10340 187TH ST, CUTLER BAY, FL, 33157

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10340 187th St,
Cutler Bay, FL,
33157



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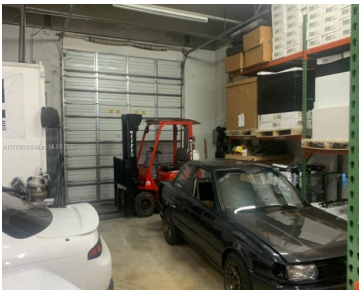
\$4,300,000

Well established business + real estate with inventory! Treadstone is a globally renowned engineering and manufacturing firm, specializing in high-performance turbocharging components for both performance and motorsport vehicles. The two condo warehouse units valued at \$2,000,000. The business + inventory valued at \$2,300,000. Business and real estate must be sold together, for a total of [...]

Building Details

NewConstructionYN: No

Amenities & Features



Executive Summary

Treadstone is a globally renowned engineering and manufacturing firm, specializing in high-performance turbocharging components for both performance and motorsport vehicles. The company is particularly acclaimed for its industry leading turbochargers, which serve as the cornerstone of its product portfolio. Over its 22 year history, Treadstone has built a formidable brand in a niche market characterized by high barriers to entry. The company's growth has been driven entirely by customer loyalty and word-of-mouth referrals, with no reliance on advertising. With a network of over 300 distributors worldwide and exclusive manufacturing partnerships in China – where suppliers produce solely for Treadstone, ensuring superior quality to competitors – the company holds a significant competitive advantage. Despite limited trade show participation and minimal day-to-day involvement from current management, Treadstone continues to thrive, maintaining its strong market presence and reputation.

TRANSACTION OVERVIEW		FACILITIES OVERVIEW	
Property: 10340 187th St, Cutler Bay, FL 33157	Client: Treadstone	Property Location: 10340 187th St, Cutler Bay, FL 33157	Client: Treadstone
Industry: Auto Parts Manufacturing & Distribution	Property Type: Warehouse/Condo Unit	Property Type: Warehouse/Condo Unit	Property Type: Warehouse/Condo Unit
Location: Miami, FL, United States of America	Leasing Area: 3,000 +/- SF per lot (see records)	Leasing Area: 3,000 +/- SF per lot (see records)	Leasing Area: 3,000 +/- SF per lot (see records)
	Valuation Date: September 22, 2024	Valuation Date: September 22, 2024	Valuation Date: September 22, 2024
	Final Value: \$1,300,000 (August 2024)	Final Value: \$1,300,000 (August 2024)	Final Value: \$1,300,000 (August 2024)

Financial Highlights

Treadstone Performance's financial summary is displayed below. Limited financial data is highlighted in the following tables with more detailed information discussed in the valuation section (p. 26).

The Statement of Income				The Balance Sheet			
	Actual	Actual	Actual		Actual	Actual	Actual
2023-2024	2023	2024	2025	2023-2024	2023	2024	2025
Sales Revenue	1,788	1,887	1,888	Inventory	0	0	0
Sales Tax/Interest	(12)	(8)	(7)	Accounts Payable	27	27	27
Admin & Professional	(17)	(18)	(18)	Total Current Assets	15	15	15
Other Expenses	1	1	1	Other Current Liabilities	0	0	0
Total Revenue	1,766	1,866	1,866	Total Assets	15	15	15
Cost of Goods Sold	(456)	(472)	(478)	Short Term Debt	28	28	28
Gross Profit	1,310	1,394	1,388	Long Term Debt	0	0	0
Operating Expenses	(100)	(100)	(100)	Total Liabilities	28	28	28
Sales & Marketing	(200)	(200)	(200)	Total Liabilities	28	28	28
Production Costs	(200)	(200)	(200)	Owner's Equity	15	15	15
Other Operating Expenses	(0)	(0)	(0)	Total Equity	15	15	15
Total Operating Expenses	(400)	(400)	(400)	Total Liabilities and Equity	43	43	43
EBITDA	180	180	179				
Interest Expense	0	0	0				
Net Income	180	180	179				
	179	181	180				
Net Income	179	181	180				



- Commercial Sale
- Industrial
- Active



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

GarageYN: No

CoolingYN: No

FireplaceYN: No

