

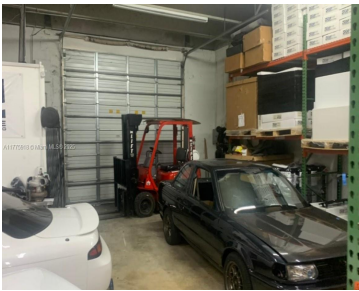
10340 187TH ST, CUTLER BAY, FL, 33157

https://igorpresman.com

10340 187th St,
Cutler Bay, FL,
33157



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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 and competitive pricing – 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.

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TRANSACTION OVERVIEW		FACILITIES OVERVIEW	
Property: 36,700 sq ft Management Buy-Out	Property Location: 10340 187th St, Cutler Bay, FL 33157	Property Location: 10340 187th St, Cutler Bay, FL 33157	22,000 sq ft
Industry: Used Car Sales	Client: Treadstone	Client: Treadstone	Property Type: Warehouse/Condo Unit
Location: Miami, FL, United States of America	Property Type: Warehouse/Condo Unit	Property Type: Warehouse/Condo Unit	Leasing Area: 1,100 sq ft per lot (see notes)
	Valuation Date: September 22, 2024	Valuation Date: September 22, 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	1,932	Cost of Goods Sold	50	50	50
Sales Tax/Net Profit	(12)	(12)	(12)	Inventory	0	0	0
Admin & Salesperson	(17)	(17)	(17)	Trade Receivables	(27)	(27)	(27)
				Total Current Assets	20	20	20
				PP&E	27	27	27
				Total Assets	47	47	47
Total Revenue	1,788	1,887	1,932	Short Term Debt	20	20	20
Cost of Goods Sold	(50)	(50)	(50)	Long Term Debt	(17)	(17)	(17)
Gross Profit	1,738	1,837	1,882	Total Liabilities	3	3	3
Operating Expenses	(150)	(150)	(150)	Total Liabilities	18	18	18
Sales & Marketing	(20)	(20)	(20)	Owner's Equity	15	15	15
Employee Benefit	(20)	(20)	(20)	Accumulated Depreciation	(27)	(27)	(27)
Other Operating Expenses	(10)	(10)	(10)	Total Liabilities and Equity	47	47	47
Total Operating Expenses	(150)	(150)	(150)				
EBITDA	188	187	179				
Interest Expense	0	0	0				
Net Income	188	187	179				

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

- Commercial Sale
- Industrial
- Active



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

GarageYN: No

CoolingYN: No

FireplaceYN: No

