

10340 187TH ST, CUTLER BAY, FL, 33157

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Cutler Bay, FL,
33157



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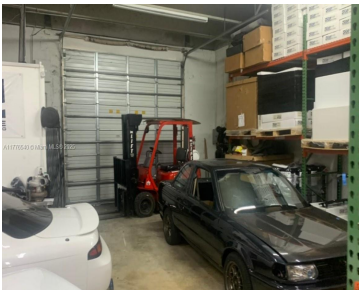
\$4,300,000

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 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.

TRANSACTION OVERVIEW

Property: 34,794 SQ. FT. Management Fee: 2%

Acquire: Leasehold

Industry: Auto Parts Manufacturing & Distribution

Location: Miami, FL, inside Cutler Bay

FACILITIES OVERVIEW

Property Location: 34,794 SQ. FT. 187th St, Cutler Bay, FL 33157

Client: Treadstone

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Property Type: Warehouse/Condo Unit

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Leasing Area: 3,000 sq. ft. per lot (see notes)

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Valuation Date: September 22, 2024

Final Value: \$1,300,000 (August 2024)

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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	Actual	Actual	Actual	2023	2022	2021
2023-24	2023	2022	2021	2023	2022	2021
Sales Revenue	1,788	1,887	1,882	18	18	18
Sales Tax/Interest	(12)	(8)	(7)	0	0	0
Admin & Insurance	(17)	(18)	(18)	(17)	(18)	(18)
Other Expenses	1	1	1	1	1	1
Total Revenue	1,760	1,860	1,860	18	18	18
Total Revenue	1,760	1,860	1,860	18	18	18
Cost of Goods Sold	(456)	(472)	(478)	(456)	(472)	(478)
Gross Profit	1,304	1,388	1,382	13	13	13
Operating Expenses	(118)	(124)	(124)	(118)	(124)	(124)
Sales & Marketing	(118)	(124)	(124)	(118)	(124)	(124)
Employee Benefit	(118)	(124)	(124)	(118)	(124)	(124)
Other Operating Expenses	(0)	(0)	(0)	(0)	(0)	(0)
Total Operating Expense	(118)	(124)	(124)	(118)	(124)	(124)
EBITDA	118	118	118	118	118	118
Interest Expense	(1)	(1)	(1)	(1)	(1)	(1)
Net	117	117	117	117	117	117
Net Income	117	117	117	117	117	117

- Business Opportunity
- Active



Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

GarageYN: No

CoolingYN: No

FireplaceYN: No

