SF11682 - Home & Garden

Northern California - San Francisco

Yury's Lights and Beyond, 1849 Divisedero St San Francisco, CA

A unique and turnkey creative lighting business specializing in custom-designed lighting installations, vintage lighting rehabilitation, repairing rare chandeliers, and retrofitting older lighting devices with modern technology, i.e., LED, dimming, etc. The business is a well-established, reputable business in San Francisco. This business has carved out a niche market, serving both private clients and commercial spaces with one-of-a-kind lighting solutions. Operating with low overhead and high potential, this business d is ideal for an entrepreneur, or designer with basic electrical aptitude, seeking a profitable venture with room to scale.

Unique Home Lighting Sales and Service - \$100k SDE



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended	12 Months Ended	12 Months Ended
	12/31/2024	12/31/2023	12/31/2022
Sales	<i>\$188,997</i>	<i>\$193,107</i>	<i>\$200,825</i>
Adjusted Cash Flow	\$92,849	\$103,393	<i>\$113,330</i>

Operations

Number of Employees	Full Time	Part Time	Licenses Required			
Non-Owners	0	1	Business, CDTFA			
Owners	1	0				

Hours of Operation M-Sat 10:00-18:00

Price/Terms		Lease			
Asking Price	\$150,000	Monthly Rent Including NNN	\$3,278		
Down Payment	\$150,000	Expires	03/31/2027		
Inventory (included)	\$30,000	Option	No		
		Size (sq.ft.)	975		
Real Property Available	No	New Lease Available	No		
Miscellaneous					

Type of Organization **Sole Prop** Training 4 Weeks20 Hours

Owner Retiring and Reason for Sale

Reason for Sale

Health Issues

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.

Schedule C: Sole Proprietorship Source: P&L IRS Form Schedule C IRS Form Schedule C IRS Form Schedule C 3 Months Ended 12 Months Ended 12 Months Ended 12 Months Ended DATE: May 20, 2025 March 31, 2025 December 31, 2023 December 31, 2022 December 31, 2024 % to Sales % to Sales % to Sales % to Sales Net Sales 188,997 100% 193,107 100% 200,825 100% 0% Cost of goods sold 0.0% 35,672 18.9% 31,307 16.2% 31,877 16.7% 1,602 0.0% 81.1% 83.8% 83.3% Gross Profit 153,325 161,800 167,346 Other Income 0 0 13 0 0.0% 65,137 34.5% 63,258 32.8% 58,717 29.2% **Total Deductions** Net Profit 0.0% 88,188 46.7% 98,555 51.0% 108,629 54.1% Adjustments/Add Backs: Merchant Service Fees 7,710 7,467 7,601 Parkting and Tools 966 1,080 1,080 Paytoll Taxes 963 889 964 Telephone 2.987 2,446 2,445 Meals 1,107 1,147 1,757 Subscriptions 300 1,987 1,987 #DIV/0! 14,033 7.4% 15,016 7.8% 15,834 7.9% TOTAL ADJUSTMENTS & ADD-BACKS #DIV/0! SELLER'S DISCRETIONARY EARNINGS 102,221 54.1% 113,571 59% 124,463 62%

NOTES:	

Not Verified by BTI Group

Disclaimer: The information provided herein is compiled from information provided by the Seller(s). BTI makes no representation as it its accuracy or reliability. Prospective Buyers should rely upon their own verification and that of their financial advisors with regard to this. The Seller, by signing below, acknowledges that BTI will be presenting the above information and the information on the Business Fact Sheet and warrants that it is true and correct and that there are no material omissions. Seller agrees, should any representation be untrue, to hold BTI harmless in connection with any and all damages from such misrepresentation

Seller		
Prospective Buyer		

RECAST INCOME STATEMENTS - PAGE 2 OF 2

Business Name Yury's Lights and Beyond SF11682

	I	Schedule C: Sole Proprietorship							
	Source:		P&L	IRS Form S	chedule C	IRS Form S	chedule C	IRS Form S	chedule C
	Γ	3 Mor	nths Ended	12 Months	s Ended	12 Months	Ended	12 Months	s Ended
	May 20, 2025	Marci	h 31, 2025	December	31, 2024	December	31, 2023	December	31, 2022
		\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sale:
I	Net Sales		0.0%	188,997	100.0%	193,107	100.0%	200,825	100.0%
	Cost of goods sold		0.0%	35,672	18.9%	31,307	16.2%	31,877	16.7%
								1,602	
	Gross Profit	-	0.0%	153,325	81.1%	161,800	83.8%	167,346	83.3%
			ľ						
(Other Misc Income (line 6)					13			
1	Total Income	-		153,325		161,813		167,346	
ı	Page 1 Deductions:								
	Advertising		0.0%	167	0.1%	110	0.1%	160	0.1%
	Car and truck expenses		0.0%	2,688	1.4%	2,611	1.4%	1,874	0.9%
	Commissions and fees		0.0%		0.0%		0.0%		0.0%
	Contract Labor		0.0%		0.0%		0.0%		0.0%
	Depletion		0.0%		0.0%		0.0%		0.0%
	Depreciation		0.0%		0.0%		0.0%		0.0%
	Employee benefit programs		0.0%	0.004	0.0%	0.000	0.0%	0.047	0.0%
	InsuranceOther Than Health		0.0%	2,621	1.4%	3,290	1.7%	2,917	1.5%
	Interest: Mortgage		0.0%		0.0%		0.0%		0.0%
	Other		0.0%		0.0%		0.0%	054	0.0%
	Legal and professional services		0.0%	FCC	0.0%	220	0.0%	251	0.1%
	Office expense		0.0%	566	0.3%	329	0.2%		0.0%
	Pension and profit-sharing plans		0.0%		0.0%		0.0%		0.0%
	Rent or Lease: vehicles, machinery, equip. Other business property		0.0% 0.0%	18,957	0.0% 10.0%	18,405	0.0% 9.5%	13,500	0.0% 6.7%
	Repairs and maintenance		0.0%	10,937	0.0%	16,403	0.0%	13,300	0.0%
	Supplies		0.0%	119	0.0%		0.0%		0.0%
	Taxes and licenses		0.0%	119	0.1%		0.0%		0.0%
	Travel , meals and entertainment: Travel		0.0%		0.0%		0.0%		0.0%
	Meals and entertainment		0.0%	1,007	0.5%	1,147	0.6%	1,757	0.9%
	Utilities		0.0%	1,311	0.3%	666	0.3%	1,757	0.6%
	Wages		0.0%	11,135	5.9%	11,050	5.7%	11,050	5.5%
•	Other Expenses (line 27) Other Business Expenses		0.0% 0.0% 0.0% 0.0% 0.0%	26,566	14.1% 0.0% 0.0% 0.0% 0.0%	25,650	13.3% 0.0% 0.0% 0.0% 0.0%	25,944	12.9% 0.0% 0.0% 0.0% 0.0%
			0.0%		0.0%		0.0%		0.0%
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			0.0%		0.0%		0.0%		0.0%
			0.0%		0.0%		0.0%		0.0%
			0.0%		0.0%		0.0%		0.0%
1	Expenses for Business Use of Home (line 30)								
	Total Expenses	-	0.0%	65,137	34.5%	63,258	32.8%	58,717	29
				1		1	П	1	
1	Net Profit (loss): Line 31	_	0.0%	88,188	46.7%	98,555	51.0%	108,629	54.19

Seller Initials/Date:	1	/	/



Exhibit "A" LIST OF FINTURES & EQUIPMENT INCLUDED IN PURCHASE PRICE

Rucinose Noma	Yury': Lights and	Beyond	Page 1	of 1		
Address 1849 E	ivisadero St	***************************************	raya			
City San Franci		orni: 94115	·			! !
Display Cases						!
Cash Register						
Printe /Copy M	achine		***************************************			
Fax machine						
Desk and Chai	18					
Repai Station						
Tools			***************************************			
Wall d splays			***************************************			
Ladder		:	****			
Everything in th	le atore will be in	cluded				
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