

SF11682 - Home & Garden

Northern California - San Francisco

Yury's Lights and Beyond, 1849 Divisadero 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 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	\$188,997	\$193,107	\$200,825
Adjusted Cash Flow	\$92,849	\$103,393	\$113,330

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
Reason for Sale	Owner Retiring and 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.

DATE: May 20, 2025

Net Sales
Cost of goods sold

Gross Profit
Other Income
Total Deductions
Net Profit

Adjustments/Add Backs:

Merchant Service Fees
Parking and Tools
Payroll Taxes
Telephone
Meals
Subscriptions

TOTAL ADJUSTMENTS & ADD-BACKS

SELLER'S DISCRETIONARY EARNINGS

Source:

Schedule C: Sole Proprietorship							
P&L 3 Months Ended March 31, 2025		IRS Form Schedule C 12 Months Ended December 31, 2024		IRS Form Schedule C 12 Months Ended December 31, 2023		IRS Form Schedule C 12 Months Ended December 31, 2022	
\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales
-	0%	188,997	100%	193,107	100%	200,825	100%
-	0.0%	35,672	18.9%	31,307	16.2%	31,877	16.7%
						1,602	
-	0.0%	153,325	81.1%	161,800	83.8%	167,346	83.3%
0		0		13		0	
-	0.0%	65,137	34.5%	63,258	32.8%	58,717	29.2%
-	0.0%	88,188	46.7%	98,555	51.0%	108,629	54.1%

RECAST INCOME STATEMENTS - PAGE 2 OF 2

Business Name Yury's Lights and Beyond SF11682

DATE: May 20, 2025

Source:

Source: May 20, 2025		Schedule C: Sole Proprietorship							
		P&L		IRS Form Schedule C		IRS Form Schedule C		IRS Form Schedule C	
		3 Months Ended March 31, 2025		12 Months Ended December 31, 2024		12 Months Ended December 31, 2023		12 Months Ended December 31, 2022	
		\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales
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%		
Other Misc Income (line 6)				13					
Total Income	-	153,325		161,813		167,346			
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%		0.0%		0.0%		0.0%		
Insurance--Other 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%		0.0%		
Legal and professional services	0.0%		0.0%		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.	0.0%		0.0%		0.0%		0.0%		
Other business property	0.0%	18,957	10.0%	18,405	9.5%	13,500	6.7%		
Repairs and maintenance	0.0%		0.0%		0.0%		0.0%		
Supplies	0.0%	119	0.1%		0.0%		0.0%		
Taxes and licenses	0.0%		0.0%		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	0.7%	666	0.3%	1,264	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%	26,566	14.1%	25,650	13.3%	25,944	12.9%		
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Seller Initials/Date: /

/ /

NOT VERIFIED BY BTI GROUP



Exhibit "A"

LIST OF FIXTURES & EQUIPMENT INCLUDED IN PURCHASE PRICE

Business Name Yury's Lights and BeyondPage 1 of 1Address 1849 Divisadero StCity San Francisco, California 94115

Display Cases

Cash Register

Printer/Copy Machine

Fax machine

Desk and Chairs

Repair Station

Tools

Wall displays

Ladder

Everything in the store will be included

Approved May 30th 2025

Approved _____ 20____

Seller

Buyer

Seller

Buyer