

SCHEDULE OF BUSINESSES AVAILABLE

October 2025

Presented By: **THE FBB GROUP, LTD.**

Colorado's Premier M&A Advisory Firm
Inspiring Business Relationships Since 1982!

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ONE PAGE SUMMARIES ARE AVAILABLE ON OUR WEBSITE AT: WWW.FBB.COM

Footnotes are provided on the last page.



**CONSTRUCTION****Full Service Renovation & Restoration Company - #0725****About This Business**

A Colorado-based full-service renovation and disaster recovery company, this firm serves both residential and commercial clients across the region. This turnkey business has experienced rapid growth, evolving from a small team into a multi-department organization with dedicated leadership in sales, operations, and business development. Offering 24/7 emergency response, the company manages a wide range of services from water extractions and fire damage remediation to full structural rebuilds, especially during storm-heavy seasons. Certified technicians specialize in mold abatement, smoke odor removal, and structural drying, coordinating directly with all relevant stakeholders. The company has built a strong reputation through repeat business, highly trained staff, and streamlined operational processes. Backed by high ratings and consistently positive customer reviews, the firm generates \$4–5 million in annual revenue. It has completed high-value restorations exceeding \$2 million and continues to grow steadily while maintaining strong profit margins and client trust.

Business Attributes

- Strong Reputation
- Trained & Certified Staff
- Stable Earnings Base
- Turn-Key Business
- Growth Opportunities
- Strategic Partnerships

Financial Information

Gross Sales	\$4,405,642
Adj. EBITDA	\$563,935

Business Asking Price	TBS
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Real Estate	\$1,600,000
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Contact: Rob Amerine
rob@fbb.com

Asset Sale: Concrete Equip, Vehicles, Real Estate - #1824**About This Business**

This turn-key concrete business offers a comprehensive set of assets for a ready-mix concrete plant in a valuable location. The plant has a history of profitability and is recognized as the preferred ready-mix concrete supplier for local developers, residential customers, and municipalities. Many recent upgrades were made to the plant with the reestablishment of the operation in Q3 2024. This is an equipment asset sale with the land available for purchase for an additional \$600,000. The facilities are centrally located, and the equipment is suited for servicing high terrain mountain communities. The property is a 4.5-acre lot with ample space for operational activities and expansion. This opportunity is ideal for an existing concrete supplier or construction business looking to expand its capacity or diversify by acquiring an established market share in a growing region.

Business Attributes

- Strong Reputation
- Well-Established
- Turn-Key Operations
- Opportunities for Growth
- Repeat Business
- Referral Network

Financial Information

Assets Asking Price	\$1,200,000
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Real Estate Asking Price	\$600,000
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Contact: Rob Amerine
rob@fbb.com

**CONSTRUCTION****Respected Commercial Design/Build Contractor - #0325****About This Business**

This well-established commercial general contracting firm, based in Colorado Springs, has been delivering exceptional service to clients throughout the Front Range for over two decades. Renowned for its commitment to high-quality craftsmanship, competitive pricing, and a hands-on approach, the company has built a strong reputation that fosters long-term client relationships and repeat business. Offering a comprehensive suite of services, the company supports projects from the initial pre-construction phase through final completion, tailoring its expertise to meet diverse project requirements. With a solid operational structure in place, the current owner has strategically positioned the company for continued success and is committed to ensuring a smooth transition for the new owner, with a flexible timeline for assistance. This business presents an excellent acquisition opportunity for an entrepreneur with a background in construction who seeks to capitalize on well-established industry relationships or for an existing industry player looking to expand into the rapidly growing Southern Colorado market.

Business Attributes

- Established Locally
- Trained Staff
- Stable Earnings Base
- Strong Vendor Alliances
- Diverse Client Base
- Strong Project Pipeline

Financial Information

Gross Sales	\$3,546,367
SDE	\$649,885

Business Asking Price **TBS**

Contact: Rob Amerine
rob@fbb.com

Leading Commercial Full Service Contractor - #0825**About This Business**

An award-winning commercial builder with a strong customer-first approach, this Colorado-based firm has been a trusted partner in construction across Southern Colorado. Operating from its headquarters located in the Pikes Region, it serves a wide range of cities from Pueblo and Cañon City to the south, Teller County to the west, and into the southern Denver metro area. The company specializes in government, education, and specialty construction, and is expanding into non-ambulatory medical and office tenant improvement sectors. Proven in over \$1B of completed projects, the company is known for its quality, innovative solutions, and strong client relationships. With nearly \$55M in backlog in early 2025, the business is well poised for acquisition to fully leverage its well-regarded reputation and project pipeline.

Business Attributes

- Strong Brand Name
- Organic Revenue Growth
- Cutting Edge Technology
- Long Standing Relationships
- Yearly Award Recognition
- Accredited Quality Contractor

Financial Information

Gross Sales	\$34,472,928
SDE	\$1,274,070

Financial information above reflects 2024 yearend numbers.

Business Asking Price **TBS**

Contact: Rob Amerine
rob@fbb.com



TECHNOLOGY

Well Established HVACR B2B Marketplace - #1524

About This Business

This purpose-built B2B marketplace revolutionizes procurement in the HVACR industry with over 133k registered users (including 74k opt-in newsletter subscribers) in their customer database, a robust network of 40+ trusted suppliers, and a catalog of 708,000+ SKUs. The platform simplifies sourcing with real-time inventory visibility, dynamic pricing, and seamless transactions. Powered by proprietary technology and a modular architecture, the system ensures operational efficiency while providing a foundation for vertical diversification into industries like electrical, plumbing, and industrial MRO.

By bridging gaps in a fragmented supply chain, the platform offers buyers a centralized, scalable, and growth-ready solution. With advanced logistics tools, untapped sales channels like Amazon, and rich data assets, this B2B marketplace is positioned to unlock substantial value through vertical diversification, geographic expansion, and enhanced customer engagement strategies. Uniquely positioned within the HVACR industry, the platform bridges the gap in a fragmented supply chain with a scalable, multi-vendor marketplace model.

As the B2B eCommerce and industrial marketplace sectors expand rapidly, the platform's advanced technology and strong vendor relationships provide a significant competitive advantage. Its adaptability to new verticals and markets makes it an ideal acquisition for investors seeking to scale in the industrial marketplace space. This acquisition offers buyers a unique opportunity to enter the high-growth B2B eCommerce sector with a proven marketplace platform.

The company's robust customer base, strong vendor relationships, and advanced technology provide a stable foundation for growth while unlocking potential through vertical diversification, geographic expansion, and enhanced customer engagement. Buyers can leverage the platform's scalable infrastructure to capture market share and drive substantial value in the expanding industrial marketplace sector.

Business Highlights

- 10+ Years in HVACR
- Scalable Tech Platform
- Multi-Channel eCommerce
- Real-Time API Integrations
- 708,000 SKUs Across 40 Suppliers
- 133,000 Registered Users
- 45% of Sale from Repeat Customers
- Strategic Market Position

Financial Information

Gross Sales	\$6,517,718
Adjusted EBITDA	\$255,849

Business Asking Price TBS

Contact: Anthony Franco
anthony@fbb.com



SERVICE

Civil Engineering Firm - #0923

About This Business

This highly reputable company provides civil engineering, surveying, and consulting services from design through the completion of the project to a variety of clientele including commercial and residential developers and public agencies. The company has a stable earnings base with many repeat customers. The firm plays a pivotal role in shaping the physical environment by providing expertise that balances functionality, sustainability, and safety. We believe that the business would appeal to a firm that wants to grow, add staff or geographically diversify.

Business Attributes

- Diversified Customer Base
- Excellent Reputation
- Skilled/Trained Staff
- Consistently Profitable
- Repeat Customers
- Stable Earnings Base
- Opportunities for Growth

Financial Information

Gross Sales	\$2,185,422
SDE	\$777,005

Gross Sales and SDE reflect a 3-year weighted average.

Business Asking Price **\$3,345,000**

Contact: Chris Fagnant
chris@fbb.com

Reputable Land Survey Company / Turnkey - #1025

About This Business

This established Colorado-based land surveying firm has been serving the Central Front Range for over 30 years, providing trusted professional services for residential, commercial, and municipal projects. Known for its precision, responsiveness, and deep regulatory expertise, the company offers a full suite of solutions including boundary and topographic surveys, subdivision plats, flood certifications, construction staking, and drone-based aerial mapping. Operating with a stable, experienced team and strong client relationships that extend through 2026 and beyond, the business is well-positioned for continued growth. Opportunities exist to expand through targeted marketing, enhanced digital presence, and investment in updated technology, while its reputation for handling complex projects ensures ongoing demand in a growing regional market.

Business Attributes

- Established Reputation
- Comprehensive Services
- Strong Client Relationships
- Experienced Team
- Technology Advantage
- Real Estate Option
- Growth Opportunities
- Industry Tailwinds

Financial Information

Gross Sales	\$1,064,572
SDE	\$198,867

Business Asking Price **TBS**
Real Estate **\$550,000**

Contact: Chris Fagnant
chris@fbb.com

**SERVICE**

Reputable Grounds Maintenance Bsn. & Real Estate- #1924

About This Business

This longstanding landscaping and grounds maintenance business offers a comprehensive range of services to its commercial clients. The business is known for its quality work and high level of customer service. Services include mowing, bush trimming, fertilizing, turf weed spray, landscape installation, irrigation systems, and snow removal. It offers steady, year-round recurring revenue with transferable contracts in place for key clients. The real estate is also available for purchase for an additional \$450,000. If you're looking to step into a well-oiled operation or scale an already successful business, this opportunity offers everything you need for continued success. There is significant growth potential to expand projects, installations and maintenance accounts by adding more laborers to take on increased project demand. This business has been pre-qualified for SBA guaranteed financing.

Business Attributes

- Well-Established
- Great Reputation
- Wide Array of Services
- Turn-Key Operations
- Recurring Revenue
- Well Maintained Equipment
- Ample Growth Opportunities

Financial Information

Gross Sales	\$415,507
SDE	\$167,087

The numbers above reflect a 3 year average.

Business Asking Price	\$495,000
Real Estate	\$450,000

Contact: Rob Amerine
rob@fbb.com

Versatile, Highly Reputable HVAC Services - #1724

About This Business

This well-established heating and cooling business boasts a strong brand presence and an outstanding reputation in the local community, evidenced by hundreds of 5-star online reviews. Located in El Paso County, the business is strategically positioned to benefit from the area's ongoing population growth, offering excellent potential for future expansion. With a diverse customer base and a highly trained team of professionals, this business is primed for significant growth opportunities. The building is also available for purchase, adding further value. This sale represents a remarkable acquisition opportunity, whether for a strategic buyer seeking to expand their market reach or an individual looking for a profitable, reputable business grounded in trust and quality. The current owners are willing to provide training during the transition period (with timing negotiable), and lender financing is available for well-qualified buyers.

Business Attributes

- Growth Opportunities
- Strong Brand Name
- Trained Staff
- Established Vendor Alliances
- Diversified Customer Base

Financial Information

Gross Sales	\$5,456,467
SDE	\$851,108

The numbers are based on seller's internal financial statements, reflecting TTM Dec. '23—Nov. '24.

The SDE includes the business and real estate.

Business Asking Price	\$2,200,000
Real Estate	\$2,400,000

Contact: Rob Amerine
rob@fbb.com

**SERVICE****Lucrative Check Cashing Business - #1124****About This Business**

This check cashing business is a long-standing and trusted service provider in the community, ideally situated in a high-traffic area with affordable rent and consistent revenue. The excellent service offered has built a loyal customer base, leading to frequent referrals from neighbors, friends, and colleagues, which in turn attracts new customers. The business is currently owner-operated, and the owner is willing to provide training to the new owner. The location also offers room for expansion, allowing for the addition of new services or merchandise. There are several opportunities for further growth. The customer base primarily consists of local workers and residents who receive regular paychecks and rely on a convenient and dependable way to access their funds. A potential buyer should be prepared to either manage the shop personally or hire staff to operate it under supervision. This acquisition will require the buyer to obtain Money Services Business (MSB) financing and banking to include sufficient working capital.

Business Attributes

- Trusted Community Provider
- Long History & Repeat Business
- Diverse Clientele
- Great Location
- Easy to Run
- Stable & Growing Earnings

Financial Information

Gross Sales **\$1,168,760**
SDE **\$708,284**

Business Asking Price **\$2,200,000**

Contact: Rob Amerine
rob@fbb.com

Contract Research and Testing Services - #1120**About This Business**

HemoGenix, Inc. (HG), founded in 2000, remains a significant entity in the stem cell assay market. The company has developed proprietary toxicology testing procedures that have been widely utilized by biopharmaceutical companies across the nation for evaluating new drug candidates. Several of these tests have been further refined for internal applications in stem cell and veterinary research, cellular therapy, and regenerative medicine. In 2017, Preferred Cell Systems, Inc. (PCS) was established, accompanied by the launch of the website www.preferred-cell-systems.com. This initiative aims to enhance education, product development, and marketing of advanced testing kits and assays. With the global emphasis on reliable testing platforms, HG/PCS is well-positioned for new ownership that can leverage its long-established industry relationships to expand contract services and scale the distribution of its diverse array of developed kits and assays. The growth potential is evidenced by a 200% increase in kit assay sales in 2024, driving gross revenue close to \$1 million. Early in 2024, the owner appointed a full-time lab manager to facilitate the transition of daily operations from the founder. The owner seeks to fully retire but is open to consulting for a negotiated period to ensure a successful transition.

Business Attributes

- Scalable Business Model
- End-to-End Processing Lab
- Long Term Customers
- Over 1,600 products
- Proprietary Testing
- Licensing Opportunities

Financial Information

Gross Sales **\$967,032**
Adjusted EBITDA **\$430,414**

The Adjusted EBITDA above has been compiled using the seller's internal financial statements.

Business Asking Price **TBS**

FF&E **\$330,000**

Contact: Rob Amerine
rob@fbb.com

**RETAIL**

Profitable Gun Club with Retail, Training & Real Estate - #0225

About This Business

This profitable, members-only indoor gun club offers three high-margin revenue streams - membership dues, retail firearms sales, and in-demand training services - housed in a purpose-built facility with valuable real estate in a fast-growing Colorado market. With over 12 years of operational history and a loyal, dues-paying membership base, the business generates consistent revenue through a mix of recurring monthly dues, one-time initiation fees, and product and service sales. Membership revenue represents approximately 25–30% of total income. The balance of revenue is driven by a robust retail operation offering new and used firearms, ammunition, optics, accessories, and tactical gear. The business also includes an established training academy delivering high-demand courses including safety certifications, concealed carry (CCW), private instruction, and women-focused training. Onsite gunsmithing services further expand the value proposition. Well established business in custom built facility for indoor range operations spanning over 20,000 sq. ft. It features 25-yard pistol lanes, 100-yard rifle lanes, a dedicated retail showroom, secure vault storage, training classrooms, and a gunsmith workshop. Located on 2.2 acres with PUD zoning and ample parking, the property was appraised at \$5.2M in 2024 and is included in the transaction. The business operates with a trained staff of 13, including certified range officers, gunsmiths, and a general manager. The current owners are retiring and will support a smooth transition for the buyer. With rising demand for regulated training and limited direct competition, this business is poised for growth in a shifting regulatory landscape.

Business Attributes

- Well Established Business
- Stable Earnings Base
- Growth Potential
- Serves Broad Market
- Minimal Direct Competition
- Upgraded Facilities

Financial Information

Gross Sales	\$2,554,083
SDE	\$433,732

Business Asking Price	TBS
Real Estate	TBS

Comparison for 7 Month Periods 2024 vs 2025

	Jan-Jul 2024	Jan-Jul 2025
Gross Revenues	\$1,428,976	\$1,611,097
SDE	\$265,997	\$292,182

Contact: Anthony Franco
anthony@fbb.com

High-End Liquor Store w/Real Estate - #0424

About This Business

This is a unique opportunity to own a large liquor store with the real estate in a growing, Colorado Front Range community with a healthy mix of local clientele and a steady stream of customers from nearby outdoor attractions. Established for over 50 years, the store is a very well-known destination spot with knowledgeable staff. Located next to main highway, the facility is beautifully designed as the owners have taken great pride in creating a customer friendly atmosphere that is engaging, stocking plenty of the popular products, as well as many unique items for specialty connoisseurs. The combination of business and real estate makes this an appealing acquisition for an industry buyer looking for an additional location or a synergistic retailer looking to fully leverage the strong customer base beyond liquor sales.

Business Attributes

- Strong Brand Name
- Trained Staff Remaining
- Stable Earnings Base
- Strong Vendor Alliances
- Long History
- Growth Opportunities

Financial Information

Gross Sales	\$3,372,883
*SDE	\$597,775

*SDE calculations are combined for both Business & Real Estate. Financials above reflect TTM (6/1/24-5/30/25)

Business Asking Price	700,000
Real Estate	\$3,600,000

Contact: Rob Amerine
rob@fbb.com

**PRICE
ANNOUNCEMENT**

**FOOD & BEVERAGE / RETAIL****Poor Richard's Businesses - #1424****About This Business**

Poor Richard's Books & Gifts, Poor Richard's Restaurant, Little Richard's Toy Store, and Rico's Café & Wine Bar operate together as a unique and successful business model in the heart of downtown Colorado Springs. Poor Richard's Books & Gifts is the 2nd largest independent bookstore in the state, further reinforcing its reputation as a cultural and commercial anchor in the community. Founded in 1975 by Richard Skorman as a bookstore, the business has grown into a vibrant, award-winning hub for dining, shopping, and community gathering—making it a favorite among locals and a must-visit for tourists. This beloved local destination just celebrated its 50th anniversary, marking five decades of strong community presence with proven performance through many challenging economic conditions! Even with recent market changes, 2025 sales are 25% more than last year and growing. This July, sales were 29% over last July! This landmark location generates nearly \$4 million in annual sales with over 10% net margins and averages over 600 transactions per day with foot traffic doubling during peak tourist and holiday seasons. Its longevity and continued growth reflect a well-managed operation with a loyal customer base and strong brand recognition. Opportunities for expansion include catering, online retail, premade meals, and increasing retail space. The owners are ready to retire and will provide full transitional support to ensure a smooth handoff. Favorable financing options are available for qualified buyers. Don't miss this rare chance to acquire a profitable, community-centered business in a premier downtown location!

Business Attributes

- Well-Organized Systems
- Long History & Great Location
- Growth Opportunities
- Community Must-Visit
- Strong Brand Name
- Stable Earnings Base
- Trained Staff
- Repeat Customers

Financial Information

Gross Sales	\$3,753,734
SDE	Undisclosed

Financial information above reflects 2024 yearend numbers.

Business Asking Price	TBS
Real Estate	TBS

Contact: Rob Amerine
rob@fbb.com

Although the owner has approved the disclosure of the business names, all inquiries should be directed to The FBB Group (contact information above)

FOOTNOTES/LEGEND**Footnotes and Legend to the Schedule of Businesses**

TBS (To Be Suggested by Purchaser)

TTM (Trailing Twelve Month)

Down Payment - Down Payments are estimated and assuming purchaser qualifies for SBA financing in most cases.

SDE (Seller's Discretionary Earnings) - A calculation showing the cash flow generated by the business for the most recent tax year, unless otherwise indicated, by adding back to the net profit those costs that are discretionary to the Seller. These costs could include the owner's salary and benefits, interest paid on the Seller's notes/debts that are not assumed by the Purchaser, non-cash expenses, such as depreciation (in appropriate situations) and amortization, and certain non-recurring or unusual expenses.

Adjusted EBITDA (Adjusted Earnings Before Interest, Taxes, Depreciation, and Amortization) - A calculation showing the cash flow generated by the business for the most recent tax year, unless otherwise indicated, by adding back to the net operating profit interest paid on the Seller's notes/debts that are not assumed by the Purchaser, non-cash expenses, such as depreciation (in appropriate situations) and amortization. In addition, owner's salary and benefits over and above normal would also be added back.

EBITDA (Earnings Before Interest, Taxes, Depreciation, and Amortization) - A financial metric used by sophisticated financial buyers, such as Private Equity Groups. EBITDA often implies GAAP accounting.

Details of either the SDE, Adjusted EBITDA, or EBITDA calculations are available for review in each detailed presentation package.