



BUSINESS FOR SALE

NEFER SPA

VANCOUVER, BRITISH COLUMBIA



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INVESTMENT SUMMARY

- Price \$750,000
- Location 571 Cardero Street, Vancouver BC Canada
- Sale Type Share Sale
- Year Established 2007
- Assets Value (Estimate) \$445,885.58 (2008)
- Gross Sales for the Year \$176,412.89 (2008)
- Cost of Sales \$34,321.28 (Oct 07 - Sept 08)
- Operating Expenses \$279,766.21 (Oct07 - Sept08)
- Net Operating Income \$(201,099.44) (Oct07 - Sept08)
- Full Time Contractors 12
- Full Time Manager 1
- Payroll \$92,991.72 (Oct07 - Sept08)
- Website www.neferspa.com
- Service Contracts WestIn Bayshore Hotel

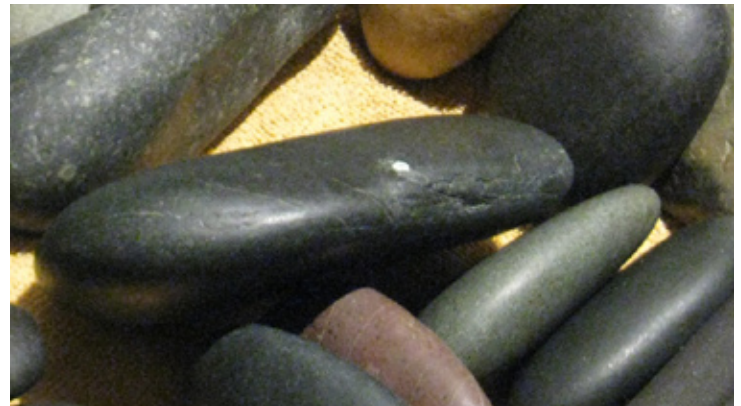
PROPERTY SUMMARY

- Size 1,539 Sq Ft
- Zoning CD1
- Rent \$40 Sq. FT
- Additional Rent \$23 Sq. FT
- Rent Expense \$74,660.24 (Oct07 - Sept08)

BUSINESS POTENTIAL

The owner is currently negotiating additional contracts with boutique and luxury hotels within the downtown core. Currently Nefér Spa has a service agreement with the Westin Bayshore as the dedicated spa of choice for hotel guests.

Nefér Spa is one of the few recognised Spas in North America to offer a Chocolate Massage and Vinoterapia. These service fit perfectly with the large amount of international clients the visit the city and the local hotels. Nefer Spa is rapidly building a larger repeat client base and referral network.



Disclaimer: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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AREA INFORMATION

Coal Harbour is one of the most sought after waterfront neighbourhoods in British Columbia, located in the heart of downtown Vancouver, just east of Stanley Park and just west of Canada Place, Coal Harbour has a surprisingly bustling neighbourhood consisting of a number of boutique stores. This waterfront community is home to some of the best views in British Columbia and a short walk brings an exhilarating shopping experience with a lively buzz of downtown. Nearby are the theatres, financial district and major league sports arenas. The residents of Coal Harbour reflect international in nature and hail from around the world.



BUSINESS INFORMATION

Literally meaning pure and beautiful, Nefér Spa pays homage to Egypt with authentic Egyptian artwork gracing the walls and Egyptian artifacts and pyramids at every corner of the space, offering healing positive energy while sending away any impurities or negative energy. These were ingredients Nina insisted be part of the space, and ones that were not easily created here in Vancouver, or even in North America.

Nefér Spa, Canada's only luxury locale for classic and unique treatments, takes you to a whole new level of Spa indulgence. Inspired by ancient practices of anti-aging and natural wellness, they have created a blissful combination of opulence, signature services and gentle therapies.

Nestled in Vancouver's historical Coal Harbour, Nefér leads you back to historic Egypt, where the secrets of beauty were sacred, and reserved only for royalty. Enjoy intimate and soothing sanctuary featuring exotic frescoes, a lavish, hand-carved marble vinoterapia tub and Vichy table, guiding scarabs, obelisks and statues.



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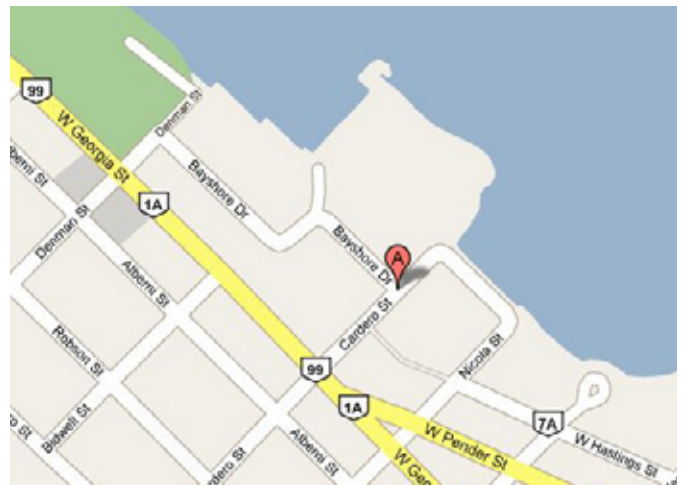


Be captivated by the empowered crystals brought from the Giza pyramid. Follow the winding of the Nile river rock to your chosen room. Sip from the well of oxygenated water, purified and mineralized for optimum health. Nefér Spa is the first North American Spa that offers Vinoterapia. Proud to be innovators in their field they have developed our own unique Vinoterapia formula that blends the luxury of pure red wine bath products, made with grapes produced by rich, fertile soil.

A private blend of soft water, mineral salts, essential oils and moisturizers brings out the natural beauty of skin all in a hand crafted solid marble bath tub. In the marble mosaic room signature services included are Chocolate Therapy where clients are massaged with specialty panacea on a custom made hand crafted marble table.

Other signature services include Hot Stone Massage where clients find themselves massaged with heated basalt stones bringing them into complete relaxation.

Body services offered include body care and massage therapy, facials, foot & hand care, body wraps & Vichy Thermal, reflexology and Reiki.





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ADDITIONAL PHOTOS



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