



ASKING PRICE: \$425,000

Pre-NDA Business Summary

An Amazing Opportunity to acquire a nationally recognized franchise fitness center location at half the cost of establishing a new location



Exclusively Presented to you by:

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Business Summary

This opportunity represents the acquisition of an established, nationally-recognized fitness franchise located in the Northwest Phoenix metro area. The club operates under the highly successful 24-hour fitness model, offering members convenient access, personalized training, and a welcoming, community-focused environment. The business benefits from a strong and loyal membership base, a well-equipped facility, and the backing of a proven franchise system that provides ongoing operational, marketing, and technology support. With health and fitness demand continuing to grow across the region, this turnkey operation offers a buyer the ability to step into a well-established business with recurring revenue, franchise support, and attractive growth potential through increased marketing, personal training expansion, and member engagement initiatives.


Business Highlights

- Proven fitness model and systems
- Turnkey operation w/experienced staff
- Top 25% performing Club among franchise system
- Half the entry cost vs buying into a new location
- Prime location in high growth market
- Highly predictable recurring revenue
- Superior training and coaching throughout your ownership
- Well trained and experienced staff



INDUSTRY:
Fitness



LOCATION:
Northwest Phoenix


HISTORY:
Est. 2018


STAFF:
3 PT Trainers
+ Owner


FINANCIALS (2025F):
Revenue: \$505k
SDE: \$131k

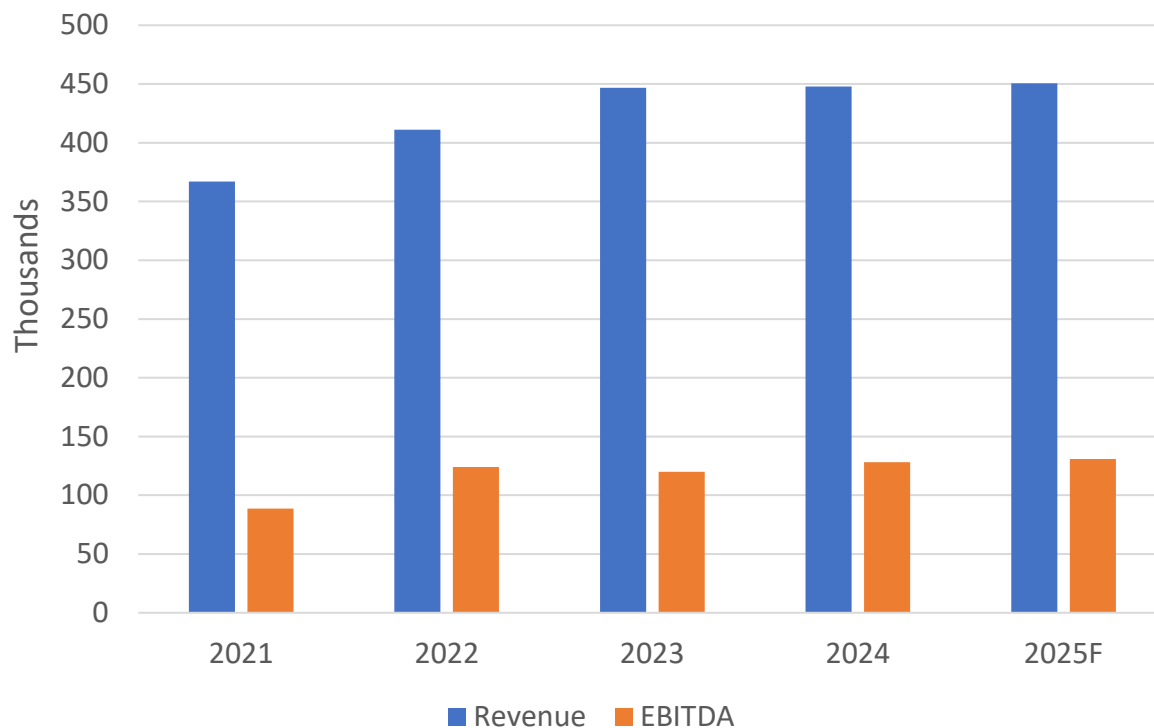

LEASE TERM:
Expires Dec 2028
1, 5-Yr Option


RENT:
Base Rent: \$10,807
Total Rent: \$14,726

Asking \$425,000

	2021	2022	2023	2024	2025F	YTD Oct 2025
Revenue	\$367,024	\$411,111	\$446,809	\$447,787	\$450,569	\$375,474
Operating Expenses	273,757	267,818	360,028	345,831	332,087	276,739
Net Income	\$93,267	\$143,293	\$86,781	\$101,956	\$118,482	\$98,735
Addbacks	(4,467)	(34,675)	33,090	26,285	12,372	4,500
EBITDA	\$88,800	\$129,179	\$119,871	\$128,241	\$130,854	\$109,045
% of Revenue	24.2%	31.4%	26.8%	28.6%	29.0%	29.0%

Revenue & EBITDA



FINANCIAL TRENDS

WOULD YOU LIKE TO LEARN MORE?

Should you wish to learn more about this opportunity, the following process outlines how prospective buyers may proceed:

Request & Sign the Non-Disclosure Agreement (NDA)

All interested parties must first sign an NDA. A link will be provided within this document where you may request and execute the NDA electronically.

Access to the Confidential Information Memorandum (CIM)

Upon receipt of the signed NDA, the listing broker will grant access to the CIM, which includes detailed financial, operational, facility, and franchisor-related information.

Initial Discussion With the Listing Broker

After reviewing the CIM, interested parties should contact the listing broker to discuss next steps, ask questions, and determine whether they wish to advance in the process.

Buyer Interview & Financial Qualification

All prospective buyers will be interviewed by the listing broker. As part of the qualification process, each buyer will be required to submit:

- A Personal Financial Statement
- Proof of Funds demonstrating the liquidity of their intended down payment

Preliminary Due Diligence (Pre-Offer Review)

Before submitting a formal offer, qualified buyers may conduct limited preliminary due diligence. This typically includes reviewing key financial statements, membership trends, facility information, franchise fee schedules, and other high-level data contained in the CIM.

Additional access and documentation will be provided only after an accepted LOI or execution of an Asset Purchase Agreement (APA).

Offer Submission (LOI or APA)

Qualified buyers may submit a Letter of Intent (LOI) or proceed directly to a draft Asset Purchase Agreement (APA). A fully executed LOI or APA is required before advancing in the process.

Post-Offer Guidance

After an LOI or APA is in place, the listing broker will provide a detailed explanation of the remaining steps—including franchisor approval procedures, required franchisee applications, training requirements, landlord assignment, and timing considerations.

All inquiries should be directed to:

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