

Jim's Trading Post

2115 E. Beaver Creek Rd., Rimrock | Arizona



Offering Memorandum

Business asking price:
\$200,000 plus inventory

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as Jim's Trading Post, located at 2115 E Beaver Creek Rd, Rimrock, AZ 86335 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly

reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.



Jim's Trading Post

This represents a rare opportunity to acquire a highly profitable landmark business with an established reputation among locals, tourists, and dedicated customers throughout Arizona. Jim's Trading Post offers not only impressive returns but a rewarding business experience.

Recognition & Location

Jim's Trading Post has been recognized as a "must stop" destination by journalist Kelly Vaughn in [Arizona Highways® magazine](#). The business was also recently featured in Flagstaff Business News in an article titled ["Western Treasures Found at Jim's Trading Post."](#)

Strategically located in the heart of the Verde Valley directly off Interstate 17 at Exit 293, the 1400 square-foot Trading Post enjoys excellent visibility and accessibility.

Business Summary

Inventory:

Inventory will be purchased at Owner's cost at the time of sale. The store offers an extensive collection of:

- Collectibles and antiques
- Fine jewelry
- Native rugs and pottery
- One-of-a-kind art pieces
- Unique decorative items from around the world

Business Advantages:

- Low overhead costs
- High customer loyalty
- Strong brand recognition
- Established revenue streams from both walk-in cash purchases and phone orders from recurring customers
- Significant growth potential



Support and training:

The current owner will provide comprehensive hands-on training for an extended period to ensure a smooth transition and continued business success.

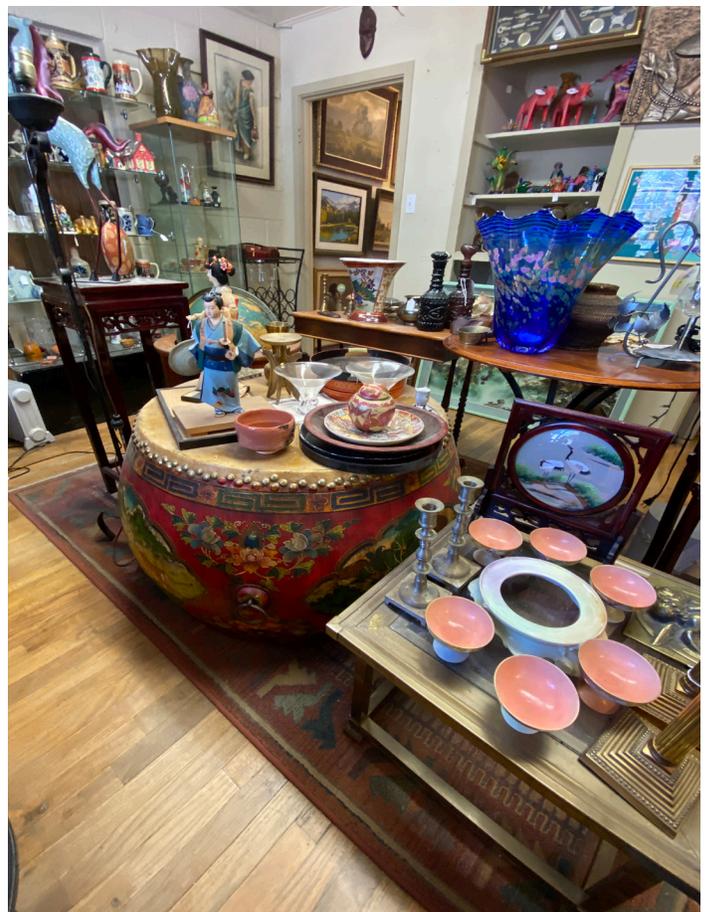
This exceptional business opportunity merits serious consideration for qualified investors seeking a profitable enterprise with strong community ties and expansion potential.

Lease:

The space is fully leased.

Website:

The acquisition includes the undeveloped domain JimsTradingPost.com, presenting a substantial opportunity to develop online sales channels and increase visibility.





Market Summary Rimrock, Arizona

Rimrock is a community nestled within the scenic Verde Valley of central Arizona, offering a blend of rural charm and accessibility to the region's attractions. Situated in Yavapai County, Rimrock provides a quiet residential setting while being conveniently located near the amenities and economic drivers of the broader Verde Valley. Rimrock benefits from its proximity to the natural beauty of the Verde Valley, which includes access to outdoor activities such as hiking, wildlife viewing, and exploring nearby national monuments and wilderness areas. The area is known for its relaxed pace and its appeal to those seeking a less urban environment.

While Rimrock maintains its own distinct identity, it is also closely linked to the economic and social dynamics of the Verde Valley. Residents have access to the employment opportunities, retail, and services available in nearby Camp Verde, Cottonwood, and other Verde Valley communities. The growth of

tourism in the Verde Valley also has a peripheral impact on Rimrock, contributing to the local economy.

The Verde Valley as a whole is experiencing growth, driven by factors such as its natural beauty, outdoor recreation opportunities, and proximity to larger Arizona cities. This growth contributes to a demand for housing and services in the region. The area's economy is supported by a mix of sectors, including tourism, agriculture, light manufacturing, and services.

The housing market in the Verde Valley, including Rimrock, is characterized by a prevalence of single-family homes and manufactured housing. Data suggests a need for additional housing options, including apartments, to meet the diverse needs of the population and address the challenges of affordability and availability in the area.

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