

**BUSINESS
FOR
SALE**

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COMMERCIAL REALTY ADVISORS
222 West Main Street, Hyannis, MA
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CAPE COD DOORS



QUALITY REDEFINED

RESIDENTIAL WINDOW & DOOR INSTALLATION COMPANY

Eastham

Cape Cod, MA

ASKING PRICE

\$290,000

BUSINESS SPECIFICATIONS

CAPE COD DOORS



BUSINESS NAME

Cape Cod Doors



INDUSTRY

Residential Door
Window
Home Improvement Services



LOCATION

Eastham, Massachusetts



OWNER

Doug Hauser



HISTORY

6 Years Operating as
Cape Cod Doors



ASKING PRICE

\$290,000



capecoddoors.com

EXECUTIVE SUMMARY

Commercial Realty Advisors, Inc. is pleased to present the opportunity to acquire **Cape Cod Doors, LLC**, an established, highly profitable residential door, replacement window, and home improvement service business based in Eastham, Massachusetts.

Cape Cod Doors has developed a strong reputation among Cape Cod homeowners through quality workmanship, responsive customer service, repeat business, referrals, and an established digital presence. The company operates with a lean, home-based structure and limited overhead, producing approximately **\$679,000 in 2025 gross receipts and approximately \$250,000 in adjusted Seller's Discretionary Earnings based on federal Schedule C financials**. Three-year average adjusted SDE is approximately **\$248,000**.



ASSESSMENT OF OPPORTUNITY

Cape Cod Doors presents a compelling acquisition opportunity for a buyer seeking a profitable, established service company without the overhead associated with a retail storefront or large physical facility.

Key Value Drivers

- Established Cape Cod name and local reputation
- Three consecutive years of revenue in excess
- Adjusted SDE averaging approximately \$248,000 over 2023–2025
- Net margins in the approximately 35%–39% range
- Lean, home-based operating model
- Limited current owner schedule provides visible capacity for expansion
- Established referral and repeat-customer business
- 670+ customer/client contacts, per seller
- Existing website, business telephone number, social media presence and BBB profile
- Manufacturer, distributor, supplier and dealer relationships
- Pricing and estimating systems
- Established operating procedures and historical QuickBooks records
- Vehicle, tools and equipment included in the offering
- Seller transition assistance available

CRA's preliminary valuation analysis specifically identified consistent revenue growth, strong and stable margins, a lean cost structure, and an established Cape Cod brand/web presence as major value drivers.



Vehicle

- **2019 Toyota Tundra**, together with ladder racks, toolbox, and the miscellaneous tools and supplies carried with the truck.

Equipment and Tools

- Bosch table saw;
- Metabo miter saw;
- 8'6" Tapco brake;
- miscellaneous hand and power tools, small wares, and supplies.

Inventory

- Inventory of doors, windows, and hardware on hand as of closing.

Intangibles and Goodwill

- "Cape Cod Doors" trade name and logo;
- Telephone number **(774-316-4146)**;
- Website (**capecoddoors.com**) and email address (**ccdoors@comcast.net**);
- Facebook and other social media accounts, and the Better Business Bureau profile;
- Customer lists and open job / warranty backlog;
- Manufacturer and distributor dealer relationships and pricing programs;
- The goodwill of the Business.



Offering Price

Cape Cod Doors, LLC is being offered for sale as a **business-only acquisition at an asking price of \$290,000**. The offering includes the assets and goodwill of the business, including the vehicle, equipment and tools, inventory, trade name, customer relationships, website, telephone number, supplier and dealer relationships, operating systems, and other tangible and intangible assets identified in the offering materials and Schedule A. **Real estate is not included in the offering.** Additional information regarding the assets and goodwill included in the sale is available through Commercial Realty Advisors, Inc. upon request. Showings and meetings with the Seller are by appointment only, and detailed financial information will be provided to qualified prospective purchasers who demonstrate the financial capability to complete the acquisition.

Submission of Offers

Commercial Realty Advisors, Inc. invites written offers for the acquisition of the business known as **Cape Cod Doors, LLC**. Offers should be submitted to **Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601**, and should clearly identify the proposed purchaser, mailing and legal addresses, proposed purchase price, financing terms and sources of capital, any contingencies, requested due-diligence period, proposed seller transition requirements, and proposed closing date. The Buyer's offer should also include an **earnest money deposit**, to be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account and applied toward the purchase price at closing, or otherwise disbursed or refunded in accordance with the terms of the parties' agreement and applicable escrow instructions. The Seller reserves the right to accept, reject, or negotiate any offer and is under no obligation to accept the highest or any particular offer. All offers are subject to Seller approval, satisfactory buyer qualification and due diligence, and execution of a mutually acceptable definitive purchase and sale agreement.

IMPORTANT: Massachusetts Home Improvement Contractor License

Critical Licensing Information for Prospective Buyers

License Non-Transferability

The current Massachusetts Home Improvement Contractor License (HIC License #195826) is registered to the current owner and is NOT transferable to a new owner. Any buyer of this business will be required to obtain their own individual MA HIC License before operating the business.

Requirements for New Owner

To qualify for a Massachusetts Home Improvement Contractor License, a prospective buyer must:

- Have verifiable experience in the construction or home improvement trade (typically 5+ years)
- Obtain a surety bond (typically \$5,000–\$10,000)
- Carry general liability insurance
- Pass the Massachusetts HIC licensing exam

Timeline for Licensing

The Massachusetts licensing process typically takes 4–8 weeks from application to approval. We recommend that any serious buyer begin this process BEFORE closing to minimize operational disruption.

Bridge Strategy (Optional)

During the transition period, work may be performed under a licensed subcontractor arrangement; however, this is not a long-term operational model. The new owner should plan to have their own license in place shortly after taking ownership.

Next Steps for Buyers

Interested buyers should:

- Review licensing requirements with the Massachusetts Division of Standards
- Confirm they meet eligibility criteria before making an offer
- Plan for licensing costs and timeline in their acquisition budget and schedule

For more information, buyers can contact:

Massachusetts Division of Standards
One Ashburton Place, Boston, MA 02108
Phone: (617) 727-3480

This disclosure is provided to ensure transparency and allow prospective buyers to make an informed decision regarding the acquisition of this business.

Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information contained herein. Commercial Realty Advisors, Inc. and the agent presenting this opportunity represent the Seller / Lessor, and are neither architects, engineers, inspectors, accountants nor attorneys, and therefore all buyers / tenants must consult with their own architects, engineers, inspectors, accountants or attorneys as to financial, zoning, lot line, handicapped accessibility, flood plain, mechanical, structural, or environmental concerns. Buyer must verify all information and bears all the risk for inaccuracies. Referenced square footage and acreage and sketched outlines are approximate, and this information package is subject to change.

ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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