

# Sales file



It is with great sadness that we have decided to the end of 45-year career in the tourism sector.

After 25 years in Sweden, the time has come to sell the entire company.

Over the years, the company has grown from a simple gîte to a renowned guest house with a loyal customers base and one of the best-known canoe rental companies in southern Sweden.

Price: 6 000 000 SEK (535 000 €)

[www.emventure.se](http://www.emventure.se)

# Company

Company name: EMventure AB

Organization number: 556592-3454

Address: Emhult 7, 574 55 Kvillefors

Tel: +46 383 18 222

E-mail: info@emventure.se

## Financial (2023)

### INCOME

Net turnover total:	1 320 780
Hotel:	383 425
Holiday homes:	104 363
Restaurant:	264 283
Canoe rental:	400 192
Canoe transport:	127 935
Miscellaneous :	46 584

### COST

Working costs;	147 138
Operating costs:	394 562
Labour costs	602 854 (including own wages)

### PROFIT OPERATION

Own salary:	340 740
Rental income:	72 000 (Kröken is currently privately owned)
Operating profit:	100,000 + electricity and meals...

### Licenses/permits

Website in 5 languages with Contao license, very user-friendly

Domain name and hosting: Miss Hosting AB

Accounting program: Visma

Online booking and hotel program: Beds 24

Automatic payment of online bookings via Stripe

Card payment via Wordline/Bambora and Izettle

Cash register system: Mynta

Google My Business

Bing My Business

Foodlocal license

Hotel permit is personal and must be applied for again by the new operator

Music: Sami + STIM

## Sales partners

Booking.com

Expedia.com

Trip To

Airbnb

Natuurhuisje.nl

Scandtrack

Amazing Scandinavia

Anders Reizen

## Agreements with Suppliers

Textilia: hotel linen

Svensk Cater: foodstuffs (mainly frozen)

Maxi Ica: groceries (current account – online shopping)

## Inventory Rental

8 pcs Osagian aluminum 17 ft 3 pers. canoes (2013)

6 pcs Osagian aluminum 15 ft 2 pers. canoes (2014)

6 pcs Osagian aluminum 17 ft 2 pers. canoes (2015)

2 pc Osagian kayak (2015)

2 pcs Pelican Kayak

Approx. 60 paddles (20 new 2023)

Approx. 60 life jackets (2022)

Waterproof barrels 60l +5 l

8 pcs sleeping bag

Approx. 15 two-person tent (North Face)

Approx. 15 Trangia stoves

16 Linder canoe carts

20 mountain bikes (Scott)

Canoe transport trailer Louben max 11 canoes (1989) 1400 kg

Canoe transport trailer Respo max 7 canoes (2014) 750 kg

Trailer Ansems (2007) 1300 kg

Car Toyota Landcruiser (2000) 4+1

Car Nissan Primastar (2011) 8+1

Car Mercedes Viano (2007) 6+1

A number of skis + shoes and a lot of climbing gear remain from our previous activities

## Terms of Sale

We expect the acquirers to continue the company with at least the same commitment and quality.

Takeover date by appointment from October 1, 2024

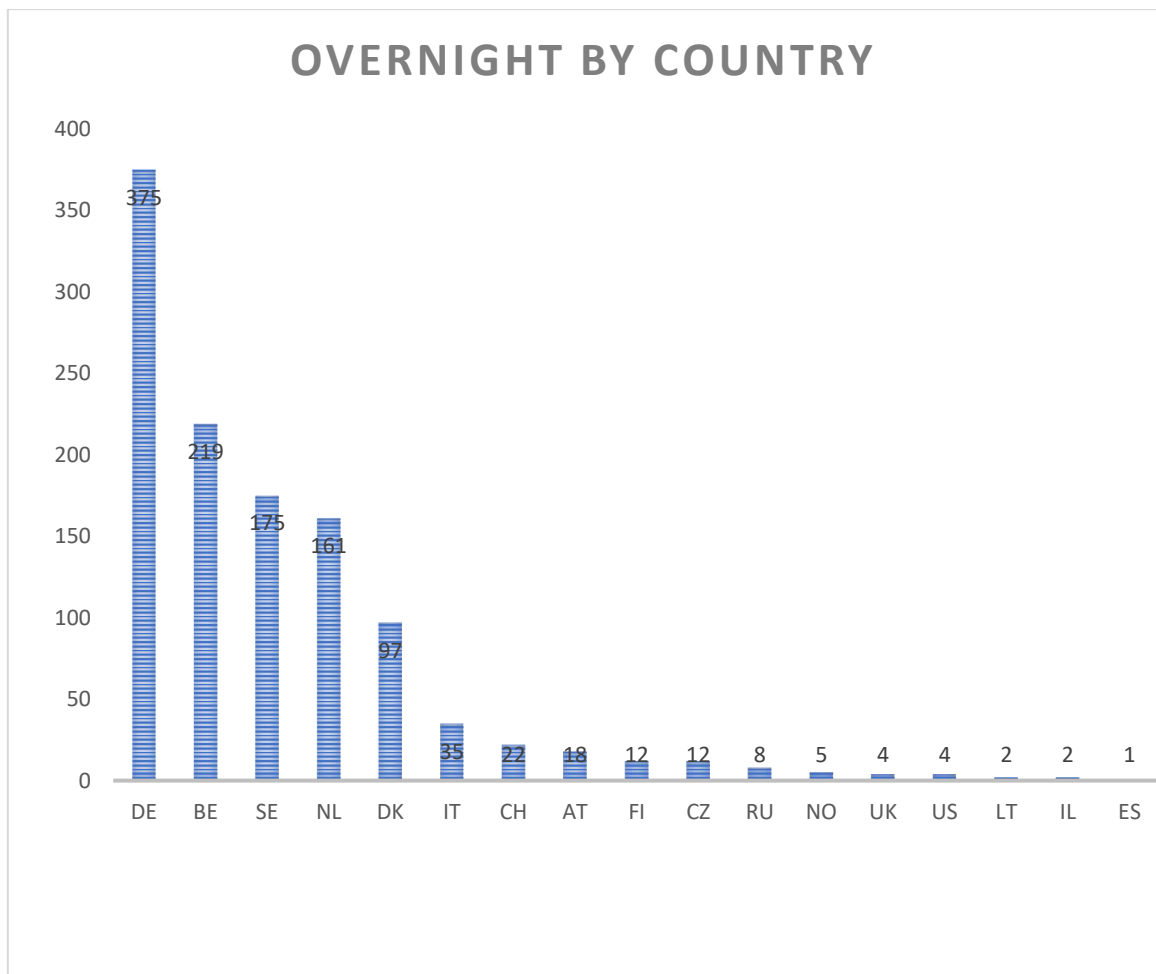
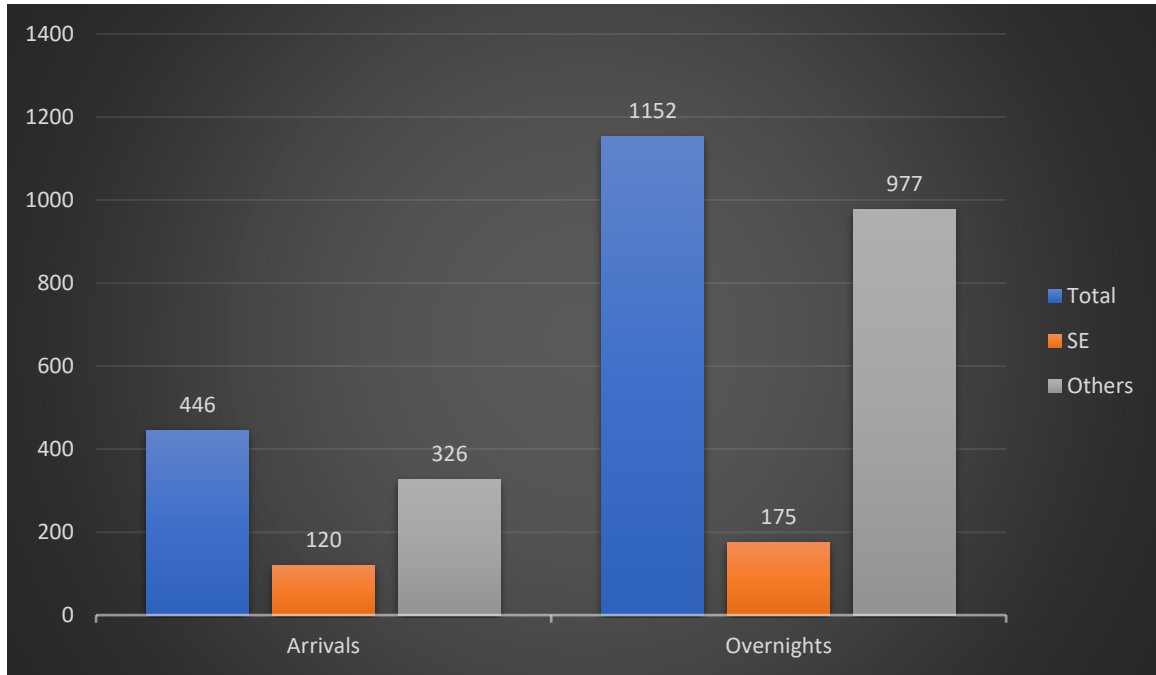
Possibility of training via employment contract until the end of September 2024

After acquisition, the sellers will continue to offer free consultation until the end of 2025

All future reservations and advance payments are also included in the sale.

The holiday homes can possibly be withdrawn from sale.

# Accommodation Statistics 2023





## Real estate info - KVARNAMO

Cozy log cabin in the forest close to Smålandsleden, Myresjö and Guldvasningen. 10 minutes from Kvillefors supermarket and 25 km from Vetlanda

### Description

Holiday home with 1 floor,  
Property designation: Vetlanda Ökna 1:2  
Plot: 3200 m<sup>2</sup>,  
Year of construction: 19th century  
Number of rooms 2 pcs. Of which 1 bedroom

### Construction method

Facade: wood, windows: 1-glass,  
Roof: concrete tiles,  
Frame: wood,  
Foundation: crawl space  
Heating: Fireplace in living room, wood stove in kitchen  
Water/sewer: No sewer, well in the garden  
Other buildings: Earth cellar, wood shed, outside toilet, sauna,  
Other: brook in plot boundary, outdoor kitchen

### Interior Room description:

Wooden floors throughout the house. Gas stove, refrigerator.

Furniture and contents remains, except for the ladder in the sauna and the generator.

### Renovations

2004 New chimney  
2004 New outbuilding with sauna  
2021 Installation of solar panels and electrical installation 12 V (lighting and refrigerator)  
2022 Renovation of earth cellar



## Real estate info - ÅKERSHULT

Charming holiday home in Lakeberg. Two outbuildings with storage room and woodshed. A summer dream with a large garden and free backyard.

### Description

Holiday home with 1.5 floors  
Property designation: Vetlanda Övlandehult 3:5  
Address: Lakeberg 7  
Plot: 1460 m<sup>2</sup>  
Year of construction: 1909  
Living area: 57 m<sup>2</sup>  
Number of rooms 3 pcs. Of which 2 bedrooms.

### Construction method

Facade: wood, window: single glass,  
Roof: sheet steel,  
Foundation: crawl space  
Heating tiled stoves, wood stove in kitchen and electric radiators  
Official water/sewer easement with adjacent property  
Other buildings: two outbuildings with storage room and woodshed  
TV/Internet Mobile broadband (summer only) and TV (Cast only)

### Interior

Entrance hall with wooden floor and space for outerwear, here are the stairs to the furnished attic (a bedroom with 2 beds and a sleeping loft). Kitchen with painted carpentry, wooden floor, gas stove, wood stove, small refrigerator and sink. Living room with windows in three directions, wooden floors, TV and a working tiled stove. Spacious bedroom with wooden floor and working tiled stove. New bathroom. Furniture and contents remain.

### Renovations

2019 new drain, new water pump, new bathroom, new electricity  
2020 new fence  
2021 new roofing



## Real estate information – KRÖKEN

Our base is an old farmhouse located in a village surrounded by forest. The property consists of several buildings

### Description

Plot: 2229 m2, private land  
Property designation: Vetlanda Emhult 1:6  
Adres: Emhult 7  
Energy label: E  
Water/drainage: own water well, 2 own drainage installations  
Internet: fiber optic  
Lighting: mainly LED, many rooms with motion detectors

### Main building

2-storey house  
Year of construction 1837  
Living area 150 m2  
Construction method Facade: wood, windows: 1-glass  
Roof: clay tiles  
Walls: wood,  
Foundation: crawl space  
Heating: wood, air heat pump and electric

Downstairs: A restaurant for 24 guests with tables, benches, an old ice closet, a sideboard. An office/reception area with antique furniture, office equipment and an old safe. A kitchen with a professional dishwasher, ice maker, gas stove, gas griddle, oven, microwave, refrigerator, freezer, furniture, kitchen appliances and restaurant equipment. Music in restaurant and office by active speakers

Upstairs: a private apartment with kitchen with wood stove, induction stove, refrigerator, bathroom with shower and floor heating, living room with cupboards, 1 spacious bedroom with dressing room and stone stove, 1 small bedroom with stone stove. Burglary and fire alarm.

## **Hotel**

House with 1.5 floors  
Year of construction 2013  
Living area 200 m<sup>2</sup>  
Heating: electric elements  
Approved fire alarm

Includes:

4 family rooms with private entrance. Consisting of 2 bedrooms each, toilet and sink (a double bed downstairs and 3 single beds upstairs). A total of 20 beds. All furniture and linens are included.

Service room with: Downstairs: a laundry room (washing machine and dryer, water pump, water filter, central vacuum cleaner) and a storage room with 2 freezers. Upstairs: a linen room and a small bedroom for summerstaff (bed and wardrobe)

## **Sauna house**

Year of construction 1999  
Living area 50 m<sup>2</sup>  
Heating: electric floor heating  
Sauna for 20 people, changing room, showers, toilets. Sauna generator with wood.

## **Economy buildings**

Bicycle shed, workshop and storage space, garden tools with John Deer garden tractor, recycling room, wood shed, canoe centre.

Garden with earth cellar, hot tube, garden furniture, flagpole, fire pit, outdoor kitchen with refrigerator for guests. Spacious parking with charging station.

## **Renovations**

1920 Veranda added, front door and windows replaced, tiled stoves.  
1998 Three-room well and infiltration, kitchen extension.  
1999 Sauna house built, new electricity. Water and sewerage brought in.  
2000 Professional kitchen, new roof, stainless steel pipes installed in chimneys, new floor in veranda.  
2009 Additional three-room well for hotel construction.  
2014 Attic insulation, new floor + entrance hall insulation.  
2015 New floor + insulation private living room, bathroom upstairs.  
2016 Kitchen upstairs  
2018 New floor + insulation upstairs bedroom.  
2020 New fence.  
2022 Earth cellar and charging station.  
2023 New floor + insulation, office + hall top floor.  
1989 – 2024 Ongoing maintenance of exterior painting.