

— OFFERING MEMORANDUM

PRATHER METAL WORKS & FRANKLIN GAS + SUPPLY

An established 40-year metal fabrication,
welding and gas supply business in
Franklin, Tennessee

ASKING PRICE

\$625,00

Asset sale

FACILITY LEASE

\$8,500/mo

36 months · 3%
annual increases



EXCLUSIVELY OFFERED BY LOCH COMPANY

Tom@LochCompany.com · 615-790-5099 · P.O. Box 92, Arrington, TN 37014

EXECUTIVE SUMMARY

\$625,000
ASKING PRICE

40 YRS
IN BUSINESS

\$1,165,620
2025 GROSS SALES

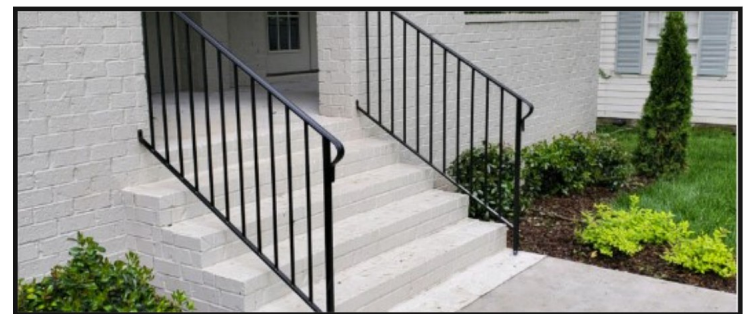
\$196,016
2025 RECASTED NET
CASH FLOW*

6-8
EMPLOYEES · 10+
YEARS ON THE JOB

Loch Company is pleased to exclusively offer for sale **Prather Metal Works** and its companion business **Franklin Gas + Supply**, a 40-year-old, owner-managed Franklin, Tennessee operation that has been rebranded into two entities in recent years. Together they provide custom metal fabrication, handrails and gates, repair welding, structural steel, and a local retail source for industrial and medical gases, welding supplies and steel.

The fabrication business builds to order for a mix of recurring, one-time and new customers, supported by a cloud-based job tracking system, established vendor relationships and a seasoned crew of 6-8 employees who have been on the job for over 10 years. The Gas + Supply business adds recurring cylinder rental income, generous margins and a captive local customer base of dentists, veterinarians, and individual and company welders.

The business is offered at **\$625,000** as an asset sale including goodwill, furniture, fixtures & equipment, vehicles, gas cylinders and inventory for both companies. The real estate is not included; the buyer may lease the shop and showroom space only, approximately **6,700 SF** of the existing ±8,200 SF building, for **\$8,500 per month** on a 36-month term with 3% annual increases.



Per the seller's 2025 Recasted Financial Statement: combined gross sales of \$1,165,620 (Prather Metal Works \$884,042 + Franklin Gas + Supply \$281,578). *Recasted net cash flow of \$196,016 = \$298,016 recasted income less \$102,000 rent. Unverified.

COMPANY OVERVIEW

PRATHER METAL WORKS

Metal fabrication & welding

SERVICES

- Custom metal fabrication (build-to-order)
- Handrails & gates: design, fabrication, installation
- Repair welding: trailers, trucks, heavy equipment
- Structural steel: fabrication and installation
- Portable (on-site) welding and repair

CUSTOMERS

A mix of recurring, one-time and new residential, contractor and commercial customers. Many repeat clients; none the business depends on.

FRANKLIN GAS + SUPPLY

Industrial & medical gas, welding supply, steel

SERVICES

- Gas cylinder sales, rental and delivery
- Retail welding supplies
- Retail steel sales

SNAPSHOT

- Recurring revenue from annual rentals and regular customers
- Refined sales management and an efficient POS system

CUSTOMERS

Gas: dentists, veterinarians, individual and company welders.
Supplies: welders. Steel: industrial and commercial buyers.

GOODWILL & OPERATIONS

- Established 40-year track record in business
- Cloud-based job tracking / project management
- Seasoned, trained employees and a positive culture
- Established customer base and brand
- Reliable, long-standing vendor relationships

FACILITY PHOTOS



Building exterior, drive-in doors and yard



Main fabrication shop



Retail store & supplies



Showroom & handrail samples

RECAST EARNINGS & BUYER CASH FLOW

Tax year 2025

2025 INCOME STATEMENT

	FRANKLIN GAS	PRATHER
Gross receipts or sales	\$281,578	\$884,042
Less: cost of goods sold	(89,110)	(276,905)
Gross profit	192,468	607,137
Rent	—	63,000
Owner salary (in wages)	—	130,000
Wages	—	539,953
Repairs & maintenance	—	19,281
Insurance	—	15,554
Utilities	—	18,194
Depreciation	—	58,878
All other expenses	—	100,719
Total expenses	4,161	945,579
Net profit (loss)	\$188,307	(\$338,442)
Combined NIBT		(\$150,135)
Combined gross sales		\$1,165,620

RECASTED CASH FLOW

Combined NIBT	(\$150,135)
OWNER PERKS & ADD-BACKS	
Owner's insurance	15,554
Owner salary	130,000
Workforce restructure	80,000
Mortgage payments	100,719
Rent	63,000
Depreciation	58,878
Recasted income	\$298,016
RECASTED EXPENSES	
Rent	(102,000)
Total	(\$102,000)
Recasted net cash flow	\$196,016

Source: seller's Recasted Financial Statement, 2025 tax year. Add-backs and recasted expenses as presented by the seller; buyers should verify each item in due diligence. Unverified.

PROJECTED 2026 GROSS SALES \$1,450,000

PRATHER METAL WORKS

January 1 – May 19, 2026

INCOME BY CATEGORY

Handrail	\$151,704
Unapplied payments	\$132,069
Shop	\$78,114
Structural steel	\$21,576
Portable welding	\$12,811
Painting & services	\$3,261

Total income	\$399,535
Cost of goods sold	(93,311)
Gross profit	\$306,224
Payroll, payroll taxes & HR	(224,433)
Rent & lease	(39,000)
All other expenses	(52,467)
Net income	(\$9,676)

FRANKLIN GAS + SUPPLY

January 1 – May 19, 2026

INCOME BY CATEGORY

Cylinder sales	\$43,413
Cylinder rentals	\$23,967
Cylinder delivery	\$23,471
Steel sales	\$3,424
Retail goods	\$1,220
Gas content	\$1,075

Total income	\$96,443
Cost of goods sold	(42,242)
Gross profit	\$54,201
Rent & lease	(15,000)
All other expenses	(15,468)
Net income	\$23,733

PROJECTED 2026 GROSS SALES

\$1,450,000

No financial statements have been audited by Loch Company. Any prospective buyer is advised to fully investigate any facts and figures contained in this memorandum during their due diligence. Loch Company does not guarantee that any information contained herein is accurate.

ASKING PRICE**\$625,000**

Asset sale · both businesses

INCLUDED IN THE SALE

- Goodwill and established customer base
- Metal fabrication furniture, fixtures & equipment
- Gas + Supply assets, including owned cylinders
- Vehicles and trailers
- Steel, handrail and retail inventory
- Job tracking, POS and accounting systems

NOT INCLUDED

- Real estate. Available to the buyer by lease (page 8).

PRATHER METAL WORKS	FMV±	REPLACEMENT±
Accurpress press brake & dies	\$80,000	\$150,000
Accurpress shear	25,000	50,000
Piranha hydraulic ironworker & dies	15,000	25,000
Toyota 6-ton forklift	9,000	13,000
Trucks (4): Chevy ×2, Dodge, Ford	27,500	55,000
Portable welders & generators (5)	10,500	20,000
Shop welders, 220V incl. TIG (6)	9,000	18,000
Welding tables, saws, drill presses, sander	13,000	34,500
Power, battery & hand tools; jacks	2,250	8,000
Trailers (3): box, hauler, basic	10,000	14,000
Office computers & printers	6,150	12,100
Steel & handrail inventory	26,500	55,000
Furniture & retail counters	6,400	18,300
Subtotal	\$240,300	\$472,900

FRANKLIN GAS + SUPPLY	FMV±	REPLACEMENT±
Owned rental cylinders (800)	\$80,000	\$100,000
Owned cylinders with content (100)	10,000	15,000
Chevy bottle truck	7,500	15,000
Retail inventory: welding supplies	7,500	15,000
Cargo storage containers (2)	2,000	5,000
Office, furniture, counters & shelving	4,750	8,900
Subtotal	\$111,750	\$158,900

Seller's asset values are owner estimates and should be updated and inspected in due diligence.

SALE STRUCTURE & ASSETS

FACILITY & LEASE TERMS

MONTHLY RENT

\$8,500

LEASE TERM

36 Months

ANNUAL INCREASE

3%

LEASED SPACE

±6,700 SF

PROPERTY SUMMARY

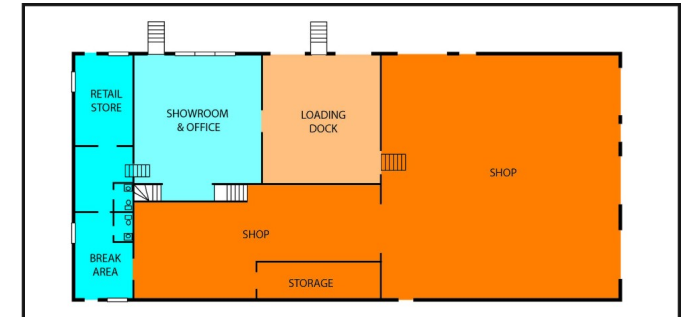
Leased premises	Shop and showroom space only, approximately 6,700 SF
Leased site size	A portion of ±1.2 acres (±142' × 367')
Zoning	Light Industrial
Location	Confederate Drive, Franklin, TN
2020 upgrades	Shop lighting, office ceilings, interior & exterior paint, new stairs inside and out, updated showroom and offices

RENT SCHEDULE

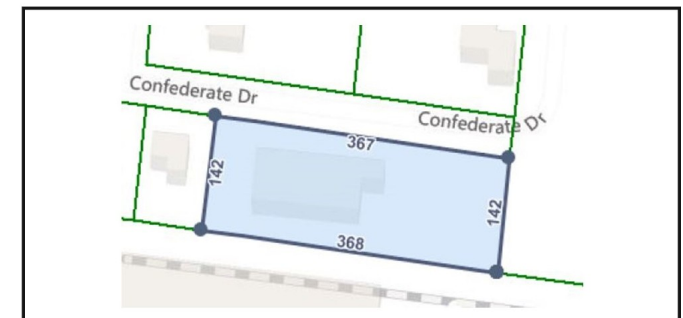
LEASE YEAR	MONTHS	MONTHLY	ANNUAL	PER SF / YR
Year 1	1–12	\$8,500.00	\$102,000.00	\$15.22
Year 2	13–24	\$8,755.00	\$105,060.00	\$15.68
Year 3	25–36	\$9,017.65	\$108,211.80	\$16.15
Total	36 mo		\$315,271.80	

Real estate is not included in the business sale. Per-SF rent is based on approximately 6,700 SF of leased shop and showroom space. Lease form, expense responsibilities and renewal options to be confirmed with the landlord.

GROUND LEVEL FLOOR PLAN



SITE PLAN



AERIAL



OPERATIONS

MANAGEMENT

Owner-managed. Current owner salary is \$2,500 per week; the recasted net cash flow on page 5 is before any owner or manager salary.

SYSTEMS

Jobber for CRM and job tracking, QuickBooks for accounting, a retail POS system and a company website.

CUSTOMERS

Many repeat customers, none the business relies on for revenue. No significant customer concentration.

FLEET

Service trucks per seller: 2005, 2006 and 2007 Chevrolet and 2011 Ford, several carrying portable welder generators, plus a Chevy cylinder delivery truck and three trailers.

WORKFORCE

6–8 seasoned, trained employees at \$20–\$30 per hour, with a positive company culture.

SALES

Projects are quoted and require a 50% deposit.

SEASONALITY

Steady year-round. Activity slows for about two weeks over the Christmas season.





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NEXT STEPS

- 1** Return the signed Confidentiality Agreement to Loch Company.
- 2** Review this memorandum and request supporting financials and tax returns.
- 3** Schedule a site visit and meeting with the owner through Loch Company.
- 4** Submit a letter of intent including proof of funds or financing.

Please do not contact the business, its employees, customers or vendors directly.

THE OFFERING

Prather Metal Works & Franklin Gas + Supply

Franklin, Tennessee

\$625,000

Facility lease \$8,500/mo · 36 months · 3% increases



Important notice to all recipients.

This memorandum is provided only to parties who have signed Loch Company's Confidentiality Agreement. Do not contact the business, its employees, customers or vendors directly. All inquiries go through Loch Company.

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Loch Company and should not be made available to any other person or entity without the written consent of Loch Company. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject business.

The information contained herein is not a substitute for a thorough due diligence investigation. Loch Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject business or property, the future projected financial performance of the business, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition of the business.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Loch Company has not verified, and will not verify, any of the information contained herein, nor has Loch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



CONFIDENTIALITY DISCLAIMER