

Location: Martin County, Florida.

Description: Long established breakfast and lunch restaurant with a strong, repeat customer base. Located on a main highway in a Publix Supermarket Shopping Center.

Seating: Total of 61, as follows: 7 booths that seat 4, 1 booth that seats 6, 3 tables that seat 2, seating for 5 at the counter, 4 tables that seat 4 outside.

Employees: At all times, there are 3 employees in the restaurant – one cook and two waitresses. The owner does not cook.

Business Established: 1993. **How Long By Present Owners:** 1993.

Hours: Mon.-Fri.: 6:30 a.m. to 2 p.m.; Sat & Sun: 6.30 a.m. to 1 p.m.

Approximate Square Footage: 1,000

Rent: \$1,600.

Lease Expiration: October, 2015.

Lease Option: Two 5-year options.

Sales: \$160,000.

ODC*: \$50,000.

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Inventory at Cost: \$1,500.

Value of Equipment and Other Assets: \$30,000.

Reason For Sale: The owner is approaching 70 years old and he no longer wishes to operate the restaurant.

Price: \$75,000 or best offer (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc.

Financing: No seller financing.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

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