

**Location:** Palm Beach County, Florida.

**Description:** Neighborhood breakfast and lunch restaurant located on busy main highway. Close to commercial and residential area. The business has a steady, local clientele and is known for its excellent food and service.

**Employees:** Cook (owner), 2 waitresses, 1 dishwasher.

**Business Established:** Approximately 1979.

**How Long By Present Owners:** March, 2004.

**Hours:** Sunday through Friday: 6 a.m. to 3 p.m.

**Approximate Square Footage:** 1,400.

**Rent:** \$1,731/month.

**Lease Expiration:** March, 2014. There are no lease renewal options under the current lease; however, the buyer can obtain a longer lease, at whatever length of lease term is desired.

**Sales:** \$200,000.

**Owner's Discretionary Cash\*:** \$60,000.

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

**Value of Inventory at Cost:** \$2,000.

**Value of Equipment and Other Assets:** \$50,000.

**Reason For Sale:** The seller is tired of the restaurant business.

**Price:** \$72,500 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc.

**Financing:** There is 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.

**CONTACT: Peter Kaupe, Broker. Business Associates. Licensed Real Estate Broker.  
840 U.S. Highway One, Suite 435, North Palm Beach, Florida 33408.  
Email: PKaupe@aol.com. Phone: 561-775-0803. Fax: 561-537-7017.**