

Location: Martin County, Florida.

Description: Unique location on a very high traffic main highway with only \$1,060 monthly rent for 5,000 square feet! Very low overhead -- landlord maintains rest rooms, air conditioning plus contributes to the monthly electric costs. Liquor accounts for approximately 80% of sales and a 4COP liquor license is included in the price. The business has a segmented seating area so private parties can be catered. Also, an outdoor Tiki Hut provides a full bar for those wishing to sit outside. This is truly a remarkable opportunity for an aggressive owner to expand the business and capitalize on the low overhead expenses in this business.

Employees: 6 employees, excluding the owner: 1 cook, 1 dishwasher, 4 bartenders-waiters-waitresses.

Business Established: 2001.

How Long By Present Owners: January, 2006.

Hours: Restaurant/Bar: Tue-Sat: 5pm to 12pm. Tiki Hut: Open 7 days, noon to 9pm.

Approximate Square Footage: 5,000.

Monthly Rent: \$1,060.

Lease Expiration: December, 2016. A longer term lease can be obtained from the landlord.

Sales: Approximately \$500,000.

Value of Liquor License Included in Sale: \$250,000. 4COP license.

Value of Equipment and Other Assets: \$100,000.

Reason For Sale: Health.

Price: \$565,000 (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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