

ACQUISITION OPPORTUNITY #F-1890

FULL SERVICE RESTAURANT/BAR/LOUNGE

PROFILE:

Located in one of the fastest growing communities in Greater Cincinnati – West Chester, Ohio, this long established restaurant (20 years) has created a loyal clientele by serving some of the finest steaks and seafood in the area. Open six (6) days a week for dinner only, this restaurant offers an excellent opportunity for greater revenues by being open daily for lunch and on Sunday.

INVESTMENT HIGHLIGHTS:

- ◆ Excellent reputation and location
- ◆ Strong customer base
- ◆ Free-standing 5,000 square foot building located on over ½ acre of property
- ◆ Total seating restaurant/bar – 154
- ◆ Parking on site – 40 additional spaces in the evening are provided by the adjacent strip center
- ◆ D-5 Liquor License

PURCHASE PRICE:

The business and the real estate are being offered as an asset sale, free and clear of all debt and liabilities for an asking price of \$950,000.

Financial Summary:

	8 mos 2005	2004	2003	2002
Sales	342,980	551,920	598,030	644,635
Gross Profit	108,503	176,055	183,033	206,870
ACF	45,425	90,942	99,872	145,213

Adjusted Cash Flow (ACF): Pretax profit of the business before owner's salary and perks, depreciation and interest.

Assets Included in the Sale:	
Building & Land (appraised 8/18/05)	675,000
Furniture, Fixtures, Equipment & Leaseholds (FMV)	150,000
Liquor License (D-5)	
Total	825,000

**FOR FURTHER
INFORMATION CONTACT:**

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