

ACQUISITION OPPORTUNITY #F-1923

FULL SERVICE RESTAURANT/BAR/LOUNGE

PROFILE:

Located in one of the fastest growing communities in Greater Cincinnati – West Chester, Ohio, this long established restaurant has created a loyal clientele and reputation by serving some of the finest cuisine in the area. Open six days a week for lunch and dinner, this restaurant offers an excellent opportunity for a new owner/operator.

INVESTMENT HIGHLIGHTS:

- ◆ Excellent reputation and location
- ◆ Strong customer base
- ◆ Free-standing 8,000 square foot building located on just under two acres of property
- ◆ Seating: dining room – 225/lounge – 60
- ◆ On-site parking for 100 vehicles
- ◆ D-5 liquor license

PURCHASE PRICE:

The business and real estate are being offered as an asset sale, free and clear of all debt and liabilities, for an asking price of \$975,000.

FINANCIAL SUMMARY: Fiscal Y/E October 31st

	2005	2004	2003
Sales	640,283	697,023	713,654
Gross Profit	459,499	490,359	507,211
ACF*	53,310	32,732	39,550

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

*Note: In addition to cash flow, owner is paying rent to separate corporation - \$60,500 year.

Assets Included In The Sale:	
Building & Land (appraised 12/10/05)	850,000
Furniture, Fixtures, Equipment & Leaseholds (FMV)	325,000
Liquor License: D-5	
Total	1,175,000

**FOR FURTHER
INFORMATION CONTACT:**

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