

## ACQUISITION OPPORTUNITY #F-1968

### SPORTS BAR & CAFE

#### PROFILE:

This sports bar/café is located on the Westside of Cincinnati in a middle-class suburban neighborhood. The free-standing building is approximately 2,400 square feet of leased space, with a seating capacity of up to 100 people. The parking lot provides for 40 cars with additional parking available during the evening hours at an office lot adjacent to the facility.

The business has a D1, D2, D3, D3A and D6 liquor license.

In addition to the sale of liquor, the business offers food items ranging from appetizers, sandwiches & burgers, and specialty dishes. Besides televised sporting events, limited entertainment is provided on Friday and Saturday nights.

#### INVESTMENT HIGHLIGHTS:

- Excellent location – high traffic area
- Newly remodeled – updated equipment
- Established customer base
- Opportunity for an owner/operator

#### PURCHASE PRICE:

Included in the purchase price are the business assets of furniture, fixtures, equipment, leaseholds, inventory and liquor license. The Seller will consider any reasonable offer. Seller financing is available to a qualified buyer.

#### Financial Summary:

	4 mos 2007	2006	2005	2004	Included in the Sale:	
Sales	103,262	303,404	376,566	474,142	Furniture, Fixtures, Equipment & Leaseholds (FMV)	150,000
Gross Profit	64,530	183,563	229,558	306,773	Inventory @ cost	2,000
					Liquor License	3,200
					Total	155,200

FOR FURTHER  
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