

ACQUISITION OPPORTUNITY #F-2004

GOURMET COFFEE SHOP FRANCHISE RE-SALE

PROFILE:

This specialty coffee shop offers the finest coffee espressos, lattes, cappuccinos, cold coffee drinks, frappachillers, and fruit smoothies, as well as coffee alternatives. Daily breakfast specialties, as well as luncheon sandwiches are offered at this popular coffeehouse.

INVESTMENT HIGHLIGHTS:

- Established business with \$300,000 annual sales and growing
- Proven products at multiple locations
- High visibility strip mall location with drive-thru window; excellent demographics
- Turn-key operation with limited (15 – 20 hours/week) owner involvement
- Strong repeat business cycle with WiFi availability has become a social gathering spot

PURCHASE PRICE:

The business is offered at \$135,000 as an asset purchase, free and clear of debt and all liabilities. Franchisor estimates a minimum of \$150,000 would be required to replicate this operation. Growing sales, strong customer base, equipment and employees in place make this a truly turn-key business.

Financial Summary:

	10 mos 2008	2007	2006	2005	6 mos 2004
Sales	255,554	302,747	301,538	247,586	102,562
ACF	23,823	39,065	47,777	30,866	5,068

Adjusted Cash Flow (ACF): Pre-tax profits of the business before owner's perks & salary, depreciation & interest.

Assets Included in the Sale:	
Inventory	5,600
Furniture, Fixtures & Equipment (cost)	130,000
Franchise Agreement	25,000

FOR FURTHER INFORMATION CONTACT:



7783 Five Mile Road, Suite A
Cincinnati, OH 45230

(513) 241-3700 Fax (513) 852-8325

www.keatepartners.com

Business Sales • Mergers • Acquisitions • Valuations