

**Acquisition Opportunity F-2008**

**FAST FOOD – DOWNTOWN CINCINNATI**

**LUNCH HOURS ONLY**

This fast food restaurant is located in the central downtown Cincinnati area. It offers quality menu items at very reasonable pricing. Open only 5 hours a day, Monday through Friday for lunch, this business combines great income with an easy work schedule.

The leased 1200 sq. ft. facility is clean and appealing. Its ground floor location attracts office personnel from surrounding buildings. The restaurant seats fifty-five.

This is a franchise resale. With the franchisor offering training and support, first time buyers will like this opportunity.

**INVESTMENT HIGHLIGHTS:**

- Adjusted cash flow exceeds \$100,000
- Simple and easy to operate
- Five day a week lunch operation, 5 hours per day
- Easily financed – bank financing for 85% of the purchase price likely

**PURCHASE PRICE:**

The business is offered at **\$350,000** free and clear of debt.

**FINANCIAL RESULTS:**

P&L Summary:

	2007	2006	2005
Sales \$	335,548	312,453	360,763
ACF \$	130,748	113,451	113,992

Assets:

**Equipment, Intangibles, Inventory,  
Leasehold Improvements, Franchise Assignment: Original Cost:  
\$120,000**

**FOR FURTHER INFORMATION  
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