

DOWNTOWN RESTAURANT

Southwest Idaho

THE COMPANY

Established in 2006 this eatery was created with the goal of sourcing natural, local ingredients for healthy, made-from-scratch meals to provide the community with an alternative to fast food and chain restaurants. Loyal customers enjoy a variable menu of delicious soups, sandwiches and other unique creations. The operation offers delivery and catering services for many businesses and special events in the area.

THE LOCATION

The quaint location is one-of-a-kind; not a high rent street exposure location but a nice, comfortable atmosphere where customers can talk, relax and enjoy the cuisine. A new lease will be negotiated as part of the transaction.

THE STRENGTHS

The strengths are clear: a convenient location, a successful business model and an extremely faithful clientele. While most restaurants are struggling in the "new economy" this restaurant is profitable and gross sales have increased approximately seven percent (7%) year over year.

THE REASON FOR SELLING

The owner is considering a move out of the area and wishes to spend more time with family.

THE IDEAL BUYER

The ideal buyer would be any entrepreneur interested in owning a successful concept that capitalizes on our health conscious society with good upside potential.

THE POSSIBILITIES

The business has untapped possibilities; expanding hours of operation and/or offering meals to go are just a few ideas a new owner may wish to implement. A new owner could also devote more time to the business which would increase the bottom line net profit. The business could be duplicated in other cities of the Treasure Valley.

ASKING PRICE
\$135,000

TERMS:
Cash

ASSETS

Furniture Fixtures & Equipment	\$50,000
Inventory	<u>2,500</u>
Total Assets	\$52,500

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

20100408

ARTHUR BERRY & COMPANY



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BRENT BUNGARD**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6168**. The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its reliability. Price and terms subject to change at seller's discretion. FILE 4142