

EL RANCHO CAFE

Inkom, Idaho

THE COMPANY

The El Rancho has been a long established restaurant and bar serving Bannock County for generations. The previous owners lost track of the food side of the business and did not promote a strong and viable customer package. In late 2008, El Rancho was taken over with the intent of creating a destination package that would feature a generous menu with excellent service and promote a modern lounge with new décor, new lighting, four modern and spacious ADA bathrooms, 33 degree eight tab beer, professional grade pool tables, and an outdoor deck that overlooks the professional horseshoe field. The sellers wanted to improve the assets to sell; they do not want to own and operate the business.

THE LOCATION

The Asset Sale of this long established business includes the following asset base:

- Fully remodeled 3,600 SF commercial building including plumbing-electrical-flooring-4 ADA restrooms, modern and efficient kitchen, wrap-around bar, upgraded coolers, storage areas, rebuilt tables, spacious outside deck, new landscaping for professional horseshoe pits, asphalt parking for road bikes (this is a complete upgrade)
- 175 feet of Highway 30 frontage on 1/2 acre with parking in front and plenty of parking to the rear
- Liquor license (included with cash offer)
- Upgraded menu and food-liquor-beer inventory at time of close
- Owner financing with \$50,000 down at market rate

THE STRENGTHS

El Rancho serves customers that include travelers from Utah on Interstate 15, downhill skiers, snowmobilers, cross country skiers, road bikers that enjoy the friendly-clean environment (the horse shoes are just a plus), construction workers, locals and is a destination draw for customers from Pocatello. The Owner's focus is to develop a family destination with no smoking, a clean atmosphere and excellent service. The new El Rancho has only been operating for two months and is meeting the needs of a very diverse customer base.

THE IDEAL USER

El Rancho has been improved to produce a strong return for an owner-manager that is experienced in the Food and Beverage Industry. The sellers will work with an owner financed contract for the buyer. This opportunity is for an aggressive operator that can create a package to promote the assets, which includes a modern, efficient kitchen-restaurant; sports bar with dance floor, spectacular deck that overlooks the ski hill; professional horseshoe pits. El Rancho is located off of the Salt Lake-Pocatello Interstate and can support several small communities that do not have a comparable location.

THE OWNER

The owner is not an operator; he is a builder and a lender. He took El Rancho back from a loan default, concentrated on rebuilding the asset for several months and is motivated to move on. The opportunity is right, the owner is motivated to sell. They do not want to operate the business and can be very creative on financing. Strong Asset with a loan in place is what you have with the El Rancho.

ASKING PRICE

Asset Sale Price of

~~\$350,000~~

Price Reduced to

\$295,000

TERMS:

- Owner Financing
- Trade on Other Commercial Property
- Owner Considering All Offers
- Very Motivated to Sell-Trade-Carry Contract

ASSETS

Furniture Fixtures & Equipment (includes liquor license)	\$ 45,000
Land and Building	300,000
Inventory	<u>5,000</u>

Total Assets \$350,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information



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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **BILL SPOFFORD**, will then contact you. If you prefer, this agreement can also be requested by contacting us at **208-535-9905**. 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 IF-4048

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