

FRANCHISED FAST-CASUAL RESTAURANT

Boise, Idaho

THE COMPANY

This fast-casual franchised restaurant has more than 40 locations in nine states. It was voted the best new concept in Utah in 2007 and best restaurant in its ethnic class in 2009. The simple concept is to make fresh made to order dishes that are healthier and more flavorful while still offering a value for the money. Extensive care and expense is put into the design and décor of every franchise location to bring together a full dining experience.

THE LOCATION

The 2,820 square foot restaurant is located near a major retail shopping area in Boise. Within the immediate area major retailers include Lowes, Wal-Mart, and Costco. Traffic counts are +/- 27,000 average daily travel. The current owners invested in considerable tenant improvements, fixtures and seating. The operating facility is in great shape for a new owner!

THE OWNERS

After starting and selling two very successful fast casual dining restaurants in eastern Idaho, the owners decided to open the same concept in Boise in late 2007. Once the facility was complete, the owners relocated to another state and have not been able to operate the store hands on as needed. The business has built up a loyal customer base. The Seller works full time in another business and does not have the time or energy to grow the business to the next step. The assets are in place and the Seller is motivated to sell.

THE REASON FOR SELLING

The owners live out of the area and have not been able to adequately manage the restaurant from long distance.

THE IDEAL BUYER

The restaurant is currently operated passively by the owners from out of state. The restaurant would benefit most from an owner/operator that understands the Boise market. An experienced manager is in place for the day to day operations if needed. Support and training is offered through the franchisor.

THE POSSIBILITIES

The assets are priced well **below cost**. The typical cost to open the franchise is between \$340,000 and \$500,000 just for the build out and franchise fee. The company has not had the advertising or owner attention, providing a great opportunity to bring awareness to the business through an aggressive marketing strategy.

ASKING PRICE

\$200,000

TERMS:

Cash

Owner will consider some financing for qualified buyer

ASSETS

Leasehold Improvements	\$222,394
Furniture Fixtures	47,255
Equipment	<u>116,233</u>

Total Assets **\$385,882**

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

20100419

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **LENNY NELSON**, will then contact you. If you prefer, this agreement can also be requested by contacting Brent at **208-639-6173**. 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 4150