

GAMEWORLD OF IDAHO FALLS

Edwards Theatre Complex

THE COMPANY

GameWorld of Idaho Falls has now been open for 10+ years offering the upper valley the most complete family gaming and amusement site in the market. The Business offers over 100 video games, full kitchen with hood, 10,000 sq. ft. site built out specifically for the business. GameWorld introduced the \$30,000 children's 20' climbing gym in 2006, which sparked the added income of providing birthday parties. The bumper cars continue to be a draw for the market. The infrastructure is in place to continue to build and grow a strong family supported amusement center. The current owner has made a focused effort to improve the reliability of the games, upgrading the quality of the food and cleaning up the center to provide customers the best family amusement center in Idaho Falls. The economy has no doubt impacted the discretionary spending of the public and although sales are improving, the owner has injected all his cash flow into improving the center and is now motivated to sell to recover operating costs. As an added incentive, the lease for the 10,000 SF corner location is \$6.10 PSF though April 2010 and then \$6.50 PSF for 2011 plus CAM charges.



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Not to pull any punches, this is an opportunity for a creative owner to build on the infrastructure of assets and location and promote the business to fill the void of a family fun-amusement center and promote children activities and parties. The assets are in place to provide and serve food, offer games, and be highly competitive.

THE LOCATION

Amusement centers must be located where the crowds are and that is definitely the case with GameWorld. GameWorld is located in the heart of the largest and fastest growing area in Idaho Falls. The location is a destination area for movie goers featuring popular sites such as Texas Road House, Sportsman Warehouse, Sol Rio, Johnny Carino's and so much more just minutes from the largest amusement center in East Idaho. New expansion to the area includes TJ Maxx, Bath World and new furniture and mattress retailers. GameWorld is featured on the corner section across from the new AmeriTel and just south of the movie complex.

THE OWNER

GameWorld is open 7 days per week and has a solid customer base. The Seller has a full time job and recently got married and doesn't have the passion or capital to grow the business to the next step. The lease is ultra attractive, the assets are in place, and the **seller is motivated to sell. BRING ALL OFFERS!**

THE IDEAL BUYER

The current owner's focus has been on customer appreciation but he has not promoted the Center and relied on word of mouth only. The business needs a solid marketing plan and a new owner should have operating capital to promote the many features of the Center. In addition a new owner should have the working capital that will be required to service and upgrade the games. The industry is continually changing and the current owner has not had the operating cash to bring in new games. The infrastructure is solid, the location is known, and new ownership with game remodel will be important.

ASKING PRICE

\$68,500

or Make Offer!

**Lease through April 1, 2010
for \$6.10 PSF**

TERMS:

Cash

ASSETS PRICED AT LIQUIDATION COST!

The original investment 10 years ago for the leasehold improvements, games and kitchen assets was well over \$800,000.

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