

# FOUR MOXIE JAVAS

## Upper & Lower Treasure Valley Locations

### THE BUSINESS

This is an Estate sale occasioned by the untimely death of the owner. The business consists of four Moxie Javas; two located in Meridian, one in Fruitland and one in Ontario. Each of the locations has a drive-through. Each location is leased, with monthly rent varying from a low of \$600 to \$2,500 per month. These are licensed stores, not franchised. Therefore, **no** royalties are payable. The Ontario store includes a bakery which provides over 90% of the baked goods sold in all locations. Currently, the cost of the baked goods is not charged to the remaining three locations. Presently a manager, employed by the owner, is in place and responsible for the day to day operations in all four locations.

### WHAT YOU ARE PURCHASING

All four locations are turnkey. All assets are included. The franchise license will have to be transferred and there may be a cost assessed to the purchaser by the franchise. The purchase of these franchises entitle the new owner to all of the branded Moxie Java products. The sale includes all four locations. The Estate does not desire to sell to multiple purchasers.

### THE IDEAL BUYER

The purchaser will likely be someone with hospitality experience. This is an excellent opportunity for an extended family desiring to work together. The estate has priced all four locations to be sold for cash. The estate will **NOT** carry back any debt.



### ASKING PRICE

~~\$197,000~~

Price Reduced to  
**\$135,000**

### TERMS:

Cash

### ASSETS

Fixed Assets (at cost)	\$355,000
Inventory	<u>20,000</u>
<b>Total Assets</b>	<b>\$375,000</b>

*All values provided by Seller*

### SELLER'S DISCRETIONARY CASH FLOW\* (SDCF)

Contact Agent for Confidential  
Financial Information

\*Seller's Discretionary Cash Flow is the ESTIMATED amount of money a new owner could expect to have after running the business for one year in the same manner as the seller before depreciation, debt service and payment for owner's compensation and owner's perks.

*Financial information provided by Seller*



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## ARTHUR BERRY & COMPANY

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For more information visit [www.arthurberry.com](http://www.arthurberry.com) or contact:

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TO RECEIVE FURTHER INFORMATION, sign and return the Confidentiality Agreement/Agency Representation found on our web site. The listing agent, **DAVE NORRIS**, will then contact you. If you prefer, this agreement can also be requested by contacting Dave at **208-639-6167**. 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 4101