

NEIGHBORHOOD BAR

Boise, Idaho

THE COMPANY

One of the true landmarks in the Boise Valley—this bar was established in the 1960's and continues to be well known as a local gathering place. There is an established daytime crowd throughout the week as well as a younger demographic on evenings and weekends. The casual, relaxed neighborhood bar is the perfect spot to meet with friends and enjoy a few drinks. Patrons play pool and other miscellaneous games; an assortment of snacks and cigarettes are also offered.

THE LOCATION

The bar has a central location near mature neighborhoods with over 166,000 people residing within a five-mile radius that have average household incomes of over \$69,800. The location is close to downtown and BSU. There is ample parking and easy access from either side of the major arterial. The lease is \$4,500 per month with approximately four years left on lease.

THE STRENGTHS

The most significant strength is simply that this is one of the oldest bars in Boise. The long staying power of this neighborhood bar speaks for itself; regulars enjoy the laid back friendly atmosphere. The business has performed consistently over the last several years despite the challenging economy.

THE REASON FOR SELLING

The owner would like to relocate to another state to be closer to family.

THE IDEAL BUYER

The ideal buyer would be any entrepreneur interested in continuing the successful tradition of this local watering hole. The owner would stay on for a short transition period if needed.

THE POSSIBILITIES

A new owner may want to do more advertising or create further awareness through promotional activities. Additional products, food or other games could also be introduced.

ASKING PRICE

~~\$220,000~~

Price Reduced to
\$195,000

TERMS:

Cash

ASSETS

Furniture Fixtures & Equipment	\$6,750
Inventory	7,500
Boise Liquor License	<u>150,000</u>
Total Assets	\$164,250

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales	\$286,979
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Contact Agent for Confidential
Financial Information

Rev 20110422

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 4055