

VILLA COFFEEHOUSE

Downtown Idaho Falls, Idaho

THE COMPANY

The **Villa Coffeehouse** has been recognized as having the “**BEST COFFEE**” two consecutive years by the community. The core of the business is the exceptional Espresso and Cappuccino. More than just a coffeehouse, the Villa offers breakfast and lunch along with home made soups and killer desserts. Since the Villa opened their doors, the community has been supportive; the owners rely on word-of-mouth and utilize minimum conventional advertising. Sales have been impacted over the last couple of years but the core strength of the Villa is stable.



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THE LOCATION

The **Villa Coffeehouse** is located in the completely remodeled building in the heart of historic downtown. The building was retrofitted for the coffeehouse in 2005, with ADA bathrooms and modern efficient kitchen. The +/-2,000 SF building, featuring 15-foot vaulted ceilings with large mural painting, gas fireplace, beautiful hard wood flooring, 20-foot service bar and separate conference room, is centered in historic Downtown Idaho falls. The downtown community continues to be very supportive of the Villa. The Snake River Green Belt, Cultural Center, Museum of Idaho, professionals and bankers find the Villa to be the hub for meetings from social to high level business deals in the conference room. Although the location cannot be beat it really is about draw of the end product, and you can't find a better cup of Joe anywhere!!

THE CUSTOMER

The customer base is very diverse and not limited to coffee drinkers. The **Villa Coffeehouse** was one of the first to offer wireless Internet; students-professionals-and recreation users rely on the Villa to stay connected. The conference room has hosted everything from board meetings to high bid bridge. The conference room is an under utilized asset of the Villa. The Villa builds relationships with customers who are both loyal and feel welcome and wanted.

THE REASON FOR SELLING

The principal owner of the Villa continues to live her dream and if not for long term medical conflicts she would not be interested in selling the business. It is now time to plan ahead because physical demands of being the working owner cannot be possible over the long term. She is motivated to sell and pass the baton!!

THE IDEAL BUYER

The owners bought the **Villa Coffeehouse** from the original entrepreneurs in 2006. To own and operate a high end destination coffeehouse was a life time goal. The ideal user should be a life style owner. The operation of the Villa is hard, rewarding work which builds relationships with customers on a daily basis. The Villa has room to expand (dependent on a new owner's enthusiasm) offering live music, extended hours, special events, and grow with the Downtown Development. The Villa is a life style and not a cookie cutter franchise. It will bend itself to the direction of the owner.

ASKING PRICE

\$352,000

Below Market Price!

TERMS:

Cash

ASSETS

Furniture Fixtures & Equipment	\$25,000
2,000 SF Building & Land	290,000
Inventory	10,000
Business Value NOP (last 3 years)	<u>55,000</u>
Total Assets + NOP	\$380,000

All values provided by Seller

INCOME STATEMENT SUMMARY

Contact Agent for Confidential
Financial Information

Rev 20110608

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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-4257