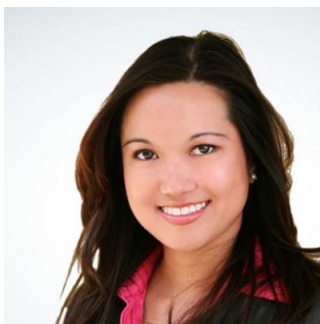




**Broker Info**



Mina Singson-Brightman  
*Business Broker / M&A Advisor*  
(808) 797-3067 x 125  
LIC# 01866495

**Background**

**General Location:** Los Angeles, CA  
**Category:** Restaurant

**Years in Business:** 3  
**Under Present Owner:** 3  
**Hours of Operation:** Mon-Sun  
**Owner Hours:** varies  
**Training:** 2 weeks @ 10 hours  
**Organization Type:**  
**Lease Expiration:**  
**Lease Options:** 5 years  
**Building Size:** 1,079  
**Employees:** 3  
**Reason for Sale:** Business expansion

**Financials**

**Asking Price:** \$65,000  
**Down Payment:** \$65,000  
**Gross Sales:** \$211,000  
**Discretionary Cash Flow:** \$51,000

**FF&E:**  
**Inventory Included?**  
**Inventory:**  
**Min. Operating Capital:**  
**Real Estate Available?** No  
**Rent:** \$6,300  
**Payroll:** \$18  
**Financing:** None

Year	2015
Gross Sales	\$ 220,000
Gross Profit	\$ 165,000
Disc. Earnings	\$ 51,000

**Summary**

PRICE REDUCED FOR IMMEDIATE SALE! Only \$65,000.

Corporate owned ice cream store offered for licensing to new operator. Established business with great reputation and brand recall. 4.5 star-rating on Yelp and 5 star rating on Trip Advisor. Sales are consistently increasing each year and has tons of potential for growth.

Desirable location in an affluent west Los Angeles beach community, surrounded by government offices, commercial establishments and high-income households. High density strip center with national food and retail tenants. Plenty of onsite free parking.

Tastefully built 1079 SF interior, with walk-in freezer, sinks and kitchen equipment. Will be delivered as a turn-key business. Training will be provided.

As a licensed store, this is very easy to run. Corporate will make fresh ice cream cakes, gelato and sorbetto and will deliver to store, ready to be sold. Effective systems are in place, which can make this an owner-absentee operation.

Seller is also open/motivated if buyer wishes to operate this location under a different concept/name. This is a turn-key location with approved permits.

Please contact Mina Singson-Brightman (Restaurant/Franchise Business Broker) at 310-882-2200 ext 125 or msingson@bizex.net for more information. For quicker response, register and complete the Confidentiality Agreement at www.bizex.net