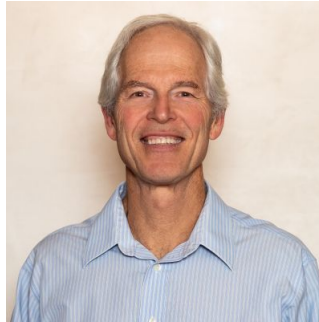


**Broker Info**

Kendric Foulz
Business Broker / M&A Advisor
(310) 882-2200 x 102
LIC# 01376005

Background

General Location: Pasadena, CA
Category: Restaurant
Restaurants
Years in Business: 2
Under Present Owner: 2
Hours of Operation: M-W 11:30-2:30, 5:00-10:30 - Thurs 11:30-2:30, 5:00-11:00 - Fri-Sat 11:30-12:00am - Sun 11:30-10:30
Owner Hours: Run absentee
Training: 2 weeks @ 20 hours
Organization Type: C-Corp
Lease Expiration: December 1, 2020
Lease Options: (2) @ five years
Building Size: 2,800 sqft
Employees: 10
Reason for Sale: Reducing restaurant holdings

Summary

This business for sale is a beautifully appointed fusion style restaurant in the Pasadena area. The location was built out from scratch only two years ago so all of the elements are in excellent condition. Prime location is a big advantage that a new owner should be able to leverage. The business has been operated via a manager so an owner operator would likely improve this operation even more. Beer and wine license is included in the sale and the opportunity to expand to a full bar exists. Restaurant is approved for almost a hundred seats. For more information please go to www.bizex.net and register or contact Kendric Foulz directly at 310-968-2369.

Financials

Asking Price: \$250,000
Down Payment: \$250,000
Gross Sales: \$1,000,000
Discretionary Cash Flow: \$100,000
FF&E: \$250,000
Inventory Included? No
Inventory: \$15,000
Min. Operating Capital:
Real Estate Available? No
Rent: \$18,274
Payroll: \$12,872
Financing: Buyer