



## Broker Info



Tony Miller  
M&A Advisor  
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LIC# 02004232

## Background

**General Location:** Los Angeles, CA  
**Category:** Restaurant  
Restaurants  
**Years in Business:** 54  
**Under Present Owner:** 43  
**Hours of Operation:** SUN - THURS 10am-11pm  
| FRI-SAT 10am-12am  
**Owner Hours:** 40  
**Training:** 4 weeks @ 40 hours  
**Organization Type:** Sole proprietor  
**Lease Expiration:** 12/2023  
**Lease Options:** (3) 5 year Options  
**Building Size:** 1440  
**Employees:** 8  
**Reason for Sale:** Retirement so he and his wife can travel.

## Financials

**Asking Price:** \$550,000  
**Down Payment:** \$50,000  
**Gross Sales:** \$765,644  
**Discretionary Cash Flow:** \$158,696  
**FF&E:** \$40,000  
**Inventory Included?** Yes  
**Inventory:** \$3,000  
**Min. Operating Capital:** \$22,000  
**Real Estate Available?** No  
**Rent:** \$6,408  
**Payroll:** \$9,280  
**Financing:** SBA

Year	2019	2020	2021
Gross Sales	\$ 652,835	\$ 648,039	\$ 765,644
Gross Profit	\$ 485,000	\$ 499,753	\$ 601,696
Disc. Earnings	\$ 84,522	\$ 78,756	\$ 158,696

## Summary

### VALUE PROPOSITION

Cleanest restaurant in LA with a friendly staff, empowered to make decisions.  
Voted best hamburger in Socal by KABC Talk Radio  
Favorite of LAFD, LAPD, CHP

### GROWTH and EXPANSION OPPORTUNITIES

Expand existing menu into breakfast, kids menu and popular side dishes  
Add digital marketing strategy (SEO, Web, Social)  
Catering

### IDEAL NEW OWNER

The ideal new buyer would require the following knowledge and skills:

- High Energy, Personable and Committed Owner
- People Person
- Restaurant Management Skills
- Inventory Management