

8538 - Restaurants

Northern California

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1031 Exchange semi-absentee run \$160K cash flow steakhouse seafood restaurant and 4K s.f. property on 1/2 acre land with an experienced crew for only \$860K. Acquire a steadily growing business and enjoy the clean air of bucolic Clearlake, escaping from bustling life and yet close to SF Bay Area. Inherit the only steakhouse restaurant in town with high-margin ABC 47 sports bar, fully equipped kitchen, and a private banquet hall. Price includes a 4K s.f. recently renovated building on 1/2 acre land with a separate buildable parcel. SBA pre-approved. Highly motivated retiring seller. Must sell, won't last!

Semi-absentee Steakhouse Property 1031 Exchange



Recast Earnings

(Not Verified By Business Team)

	12 Months Ended 12/31/2018	12 Months Ended 12/31/2017	12 Months Ended 12/31/2016	12 Months Ended 12/31/2015
Sales	\$662,974	\$641,020	\$649,254	\$619,447
Adjusted Cash Flow	\$166,437	\$147,120	\$142,974	\$152,739

Operations

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	7	2	ABC 47, Health, Food Handler, Biz Lic.
<i>Owners</i>	0	2	
<i>Hours of Operation</i>	M-F 11AM - 9PM; Sat 11AM - 9:30PM; Sun 9AM - 9 PM		

Price/Terms

Lease

Asking Price	\$860,000	Monthly Rent Including NNN	\$3,500
Down Payment	\$196,000	Expires	
Inventory (included)	\$1,000	Option	No
		Size (sq.ft.)	4161
Real Property Available	Yes	New Lease Available	No

Miscellaneous

Type of Organization	S Corp	Training	2 Weeks20 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.