

M1609 - Restaurants

Northern California - Central Coast

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After opening in October 2014, this is already a favorite family restaurant with locals & tourists on the Monterey Peninsula. Breakfast, lunch & dinner are served. Menu ranges from all-American comfort food, seafood, to eclectic dishes. In 2014, the building was enlarged to 2,000 SF with another \$150,000 complete renovation of interior - kitchen, dining room, equipment & furniture. Seating for 49. Sales were \$828,000 for 2015. The owner is absentee with a lot of other responsibilities & projects. A family member is manager. The owner is also the landlord, and will give a new lease. Everything is new & ready for a new owner to step in and go to work.

### Renovated Family Restaurant, Monterey Peninsula



### Recast Earnings

(Not Verified By Business Team)

	8 Months Ended	12 Months Ended
	8/31/2016	12/31/2015
<b>Sales</b>	\$586,116	\$828,062
<b>Adjusted Cash Flow</b>	\$98,049	\$152,667

### Operations

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	2	16	Health permit, Food Safety, ABC type 41, BOE
Owners	1	0	
Hours of Operation	Daily 8-8 pm		

### Price/Terms

### Lease

Asking Price	\$225,000	Monthly Rent Including NNN	\$4,500
Down Payment	\$225,000	Expires	12/31/16
Inventory (included)	\$0	Option	For 5 years
		Size (sq.ft.)	2000
Real Property Available	No	New Lease Available	Yes

### Miscellaneous

Type of Organization	LLC	Training	2 Weeks20 Hours
Reason for Sale	Overwhelmed with work.		

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.