

Listing No: [BBF-49372907](#)

<b>Category</b>	: Restaurants	<b>SIC</b>	: 5812		
<b>Detail</b>	: Breakfast Lunch	<b>Price</b>	:	249,999	
<b>County</b>	: Orange	<b>Down</b>	:	249,999	
<b>State/Prov</b>	: Florida	<b>Adj Net</b>	:	85,000	
<b>Country</b>	: USA	<b>Sales</b>	:	780,000	

Very well established breakfast, lunch, and light dinner restaurant. Cuisine focus is American and Greek. Excellent long standing reputation in Winter Park in a very highly desirable area. Meal pricing ranges from \$3.99 - \$16.99. Seating comfortably for 134. Perfect business for a chef or an experienced restaurant owner. Relaxing and clean atmosphere. Ideal for families!! Very straightforward recipes and simple concept to follow.

<b>Reason for Sale</b>	: Personal Family Issues Of Seller
<b>General Location</b>	: Central Florida
<b>Organization Type</b>	: Corp 'Sub S' <b>Hours Owner Works:</b> 60
<b>Years Established</b>	: 14 <b>Years Owned:</b> 1 <b>Emp FT:</b> 8 <b>Emp PT:</b> 8 <b>Mgrs:</b> 1
<b>Non Compete</b>	: <b>Miles:</b> 10 <b>Years:</b> 2 <b>Weeks Training:</b> 2 <b>Cost:</b> 0
<b>Operating dys/hrs</b>	: Mon.-Thurs.7:00 a.m.- 6:00 p.m. Fri, Sat.:7-9, Sun. 7-6:00
<b>Skills/Licenses</b>	: Management, Restaurant Experience A Big Plus
<b>Business is</b>	: <b>Relocatable:</b> N <b>Home Based:</b> N <b>Franchise:</b> N <b>Lender P/Q:</b> N

Data Source	Owner to Prove		
Year (Cash Flow)	2007 (N)	(N)	(N)
Gross Revenue	780,000	0	0
Cost of Goods	187,200	0	0
Gross Profit	592,800	0	0
Expenses	507,800	0	0
Net	85,000	0	0
Owner Salary	0	0	0
Benefits	0	0	0
Interest Expense	0	0	0
Depreciation	0	0	0
Other	0	0	0
Owner Benefit	85,000	0	0

Accounts Rec	0	N*	Real Estate	0	N*
Inventory	3,000	Y*		0	N*
F F & E	120,000	Y*	<b>Total Assets</b>	213,000	Y*
Leasehold	90,000	Y*		<b>*Included?</b>	

<b>Lease/Month:</b> 13883	<b>Square Footage:</b> 5000	<b>Building Type:</b> Stand Alone
<b>Terms &amp; Options:</b> Options Available		<b>Expiration Date:</b> 2/1/2010

<b>Loan/Assumable</b>	- Amt:	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Seller</b>	- Amt:	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00
<b>Loan/Other</b>	- Amt:	0	<b>Mos:</b>	0	<b>Rate:</b>	0.00	<b>Mo Pmt:</b>	0.00

<b>CHRIS VERVERIS</b>	<b>Office</b>	: (407) 647-0200
<b>ASSOCIATE</b>	<b>Agent</b>	:
<b>RESULTS REAL ESTATE PARTNERS</b>	<b>Direct</b>	:
<b>108 COMMERCE STREET, SUITE 200</b>	<b>Fax</b>	: (407) 792-4425
<b>LAKE MARY, FLORIDA 32746</b>	<b>Cell</b>	: (407) 462-3125
<b>USA</b>	<b>Email</b>	: <a href="mailto:chris@resultsrepartners.com">chris@resultsrepartners.com</a>
	<b>Home Page</b>	: <a href="http://www.resultsrepartners.com">www.resultsrepartners.com</a>

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chris

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