

SALIENT DATA

Name of Facility # 1006 – Great Coffee Shop Franchise

Size in sq. ft. 1,795 sq. ft. plus patio

No. of Seats: 60 plus 20 – 25 on patio

Lease Information:

Rate per sq. ft. \$5,998 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: 10 year term with 2.5 years left

Option periods: Two 5-year options

Deposit held by Lessor: 1 month

Financing: Treat as clear title.

Sales: Gross sales: \$395,000+/- per year

Number of parking stalls: First come; first served in parking lot

Style of cuisine: Full franchise menu; coffee, beverages, baked goods

Customer Demographics: Younger age group 30 – 45 years; young moms

Type of service: _____ Table _____ Drive through ___X___ Counter

Hours of operation: 6 am – 8 pm Monday to Saturday; 8 am – 7 pm on Sundays

Number of employees: 6 with 1 full-time and 5 part-time

General comments: This franchise café serves an area with a population of 60,000 people. It has high visibility and lots of parking. The store is well-laid out and kept very clean. The brand is well-respected and sought-after. Great opportunity for a hands-on operator to take over the established business and grow it! It's priced at well-below replacement value so it **WON'T LAST LONG!**

ASKING PRICE: PRICE REDUCED TO \$149,000

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