

# ***ABBINANTE & CO.***

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## **PROFITABLE MEXICAN RESTAURANT**

Location: **Tucson, Arizona (North Central)**

### **Financial Information:**

**Asking:** \$230,000

**Gross:** \$485,000

**Cash Flow:** \$111,000

**Furniture, Fixtures & Equipment:** \$90,000

**Inventory:** \$6,000 (included in price)

**Financing:** Seller will accept \$100,000 down from a qualified buyer.

### **Summary Description:**

This Mexican Restaurant is currently being operated by a manager. The \$111,000 of net cash flow includes the add-back of the manager's salary of \$35,000 per year. The menu is simple. The restaurant, which has a #12 liquor license, is located at the intersection of two major thoroughfares in the North Central part of Tucson. Although the current sales volume of \$485,000 is relatively high for a 1,600 sq. ft. facility, this business did \$680,000 in sales in 2003, when the owner "worked" the business.

### **General Information:**

**Facilities:** This 1,600 sq. ft. facility is a free standing location, which seats 33 patrons. It also has a large patio, which has an additional 50 seats. Lease expires April 30, 2011.

**Growth and Expansion:** Currently, this business is being operated on an absentee owner basis. It is believed that an owner/operator can do better than a manager. In addition, the business is open for lunch and dinner. It is thought that serving breakfast will dramatically increase volume.

**Support/Training:** Seller will assist a buyer to facilitate a smooth transition.

**Reason Selling:** Owner has two other businesses.

**Year Established:** 2001

**Employees:** 5 FT, 4 PT

**Contact Information:** Michael C. Abbinante, Broker of Abbinante & Co., at above address and phone number or by email: michael@abbinanteco.com.