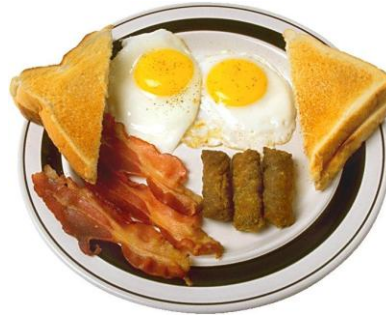


ABBINANTE & CO.

5055 E. Broadway, Suite C-214
Tucson, AZ 85711
Tel: (520) 750-1132
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Breakfast & Lunch Cafe Asking \$30K



Financial Information:

Asking: \$30,000.00

Gross: \$125,000.00

Cash Flow: N/A

Furniture, Fixtures & Equipment: \$50,000.00

Inventory: \$4,000.00 (included in price)

Financing: Seller will consider terms from a qualified buyer.

Summary Description:

This eastside Breakfast and Lunch cafe has been a proven location and holds endless possibilities for the restaurateur with vision! This quaint cafe is open Tuesday through Sunday from 7 AM to 2 PM. The facility is approximately 1,800 sq. ft. and has seating for 50 guests. A beautifully painted patio space, which is included in the rent factor of the cafe, may be available after a purchaser obtains the appropriate approvals from the city. This cafe is on a major East/West Street in Tucson's Eastside. The traffic count for this high volume intersection is 92,000 vehicles per day. This value-priced breakfast and lunch operation includes: all the furniture and fixtures, newly installed in the facility, a clean, functioning kitchen that any clean-freak would be proud of, and the inventory. This is a beautifully priced opportunity for a working owner!

This is a location sale and a purchaser should have a new menu in mind, because the price-point of the current menu is not in line with the customers in this area. Example: The average per ticket price for a one-person meal is \$10.00.

This Business is being represented by a Licensed Real Estate Broker in the State of Arizona, License #BR009292000.

Because of the Confidentiality surrounding the sale of the Business: Potential buyers will be asked to meet at the Broker's office to sign a Confidentiality Agreement and provide proof of funds before receiving additional information.

General Information:

Facility: The facility is 1,800 sq. ft., and is located in a busy shopping center. There is seating for 50 guests. Rent is \$2,000.00 per month.

Expansion: There has been little to no advertising done by the restaurant. A new menu and some creative marketing can take this cafe to new heights! To attract contractors and early morning professionals, a new owner should experiment with opening the cafe at 6 AM. Investigating the opening of the attached patio is a great opportunity to obtain additional business.

Support/Training: This owner understands the importance of a smooth transition.

Reason Selling: First time business owner.

Year Established: 1999

Employees: 3 FT

Contact Information:

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Broker #: BR009292000