

FOR SALE: 100% Absentee Owned Sports Bar/ Neighborhood Pub

Priced to sell at less than 3 times due to owner moving for family!

Financial Overview

List Price: \$875,000

Gross Sales

2022 Annualized	2021	2020
\$1,244,712	\$1,179,356	\$864,179

Cash Flow

2022 Annualized	2021	2020
\$310,514	\$289,004	\$145,195

- **Profit Margin:** 25%
- **Multiple:** 2.95

Fair Market Value:

21 & 22 Average Cash Flow x Multiple = Valuation
 \$299,759 x 2.95 = \$884,289

** Selling for \$100,000 less than fair market value due to need to move for family.*

Assets Included in Purchase: \$132,704

Furniture & Fixtures: \$26,775

Equipment: \$105,929

** amounts may vary, assets may be depreciated, replacement cost, or fair market value*

Business Information

Year Established: 2012

Location: Northwest Omaha off maple St. – Very safe area

Service Area: Omaha, Nebraska

Menu Items: Bar food plus several signature items

Lease: 3,168 sq ft (inside) | 640 sq ft (patio)

Reason for Selling: Moved to Western Nebraska to be closer to family

Personnel: 22; 3 FT (Managers) 19 PT (Cooks, Hosts, and Servers)

Seller Training Period: 6 months

Growth Opportunities: Extend business hours to serve lunch | Start a second location

Current Owner's Responsibilities: 5-10 hours per week; very passive as the seller has a fulltime career and lives several hours away. Role is to oversee financials and check in with managers.

Funding Example

Purchase Price: \$875,000

10% Buyer Down Payment	\$87,500
10% Seller Financing	\$87,500
80% Bank Loan	\$700,000

A 10% down payment of \$87,500 returns \$197,122 in the first year after debt payments!

Description

This 100% absentee owned business is offering anyone the opportunity to step into a new entrepreneurial opportunity as it is currently priced to sell with a multiple of less than 3 due to the owner's need to relocate closer to family! This lowered price offers new ownership the opportunity for a 225% return on investment in the first year! Not only is it priced for accessibility, the business has an excellent staff and chain of command established, a well-renowned local reputation, and a well-traveled and safe location that is large enough to cater to each of its loyal patrons! The 22 person staff consists of 3 full-time managers with the remaining 19 part-time associates controlling the day-to-day restaurant operations. Having been established since 2012, this local bar and grill has been a fan favorite for its diverse repeat client base and has even altered and expanded their menu to listen and better serve their patrons. Currently this business opens their doors to the public at 3PM allowing the happy hour crowd a place to unwind but the owner has noted that there is an opportunity for growth if the new owner extends these hours earlier in the day to allow for a lunch rush.

Priced at **\$875,000**, a 10% down payment of \$87,500 returns \$197,122 in the first year after debt payments! Excellent and expansive marketing in recent years has led to great success as most weekends are standing room only in their space of over 3,800 sq. ft. Fear not, this business comes with over \$130,000 in assets so that the buyer can continue to handle this high volume of customers. This business has an excellent local reputation and is well known in the area as the place to go for specific pallet cravings.

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