



High-Earnings CO Mountain Resort Restaurant!

+ "Institution" in its community, very popular!

Regular award-winner, repeat clientele.

+ Performance at the Top of the Industry!

Business generates 27% - 28% Earnings Performance.

+ Excellent Employee Team, Excellent Reviews!

Kitchen and Server staff are well trained, professional.

+ Long Term Lease in Place + Options to Renew!

Resort market lease is 6-7% of Revenue (Excellent!)

+ 2021 Revenue & Profitability Up Over 2019!

Business Synopsis

Asking Price (incl. Inv. & FFE):	\$ 1,895,000
Seller Discretionary Earnings (2019/21):	\$ 613,350
FFE: Kitchen, Dining, Computer	\$ 100,000
Inventory (Included):	\$ 8,000

Office Synopsis

Base-Lease Rate:	\$35/sf Gross LeaseXP
Location:	Colorado Mountain Resort
Lease:	5yr Base + 5yr Options (2029)
Indoor/Outdoor Seating	Yes/Seasonal.

Executive Summary:

Popular Restaurant in Colorado Mountain Resort Community - This business is an "Institution" in the community, excellent Word of Mouth (WOM), client reviews, and has a multi-generational repeat clientele. Simple and creative menu format reflects the culture of the community and is loved by locals and visitors alike. The business has been growing 23%, 7% and 4% in 2017 - 2019 respectively, with room for continued growth! Business is up in 2021 over 2019! Excellent opportunity for a marketing, management and operational professional to add simple updates while keeping the staff, menu and culture in place! Leasehold Improvements are extensive, professional and clean. This business has excellent client reviews, loyal staff who have worked there for many years; the team is a "well oiled machine". The business financial statements are professional, well organized with very visible Earnings. Business Earnings are consistently performing at 27% - 28% of Revenue and Top of Industry! Sellers prefer an active Owner-Operator buyer, who wants to be a part of the business "family" and community.

Owner operates this business alongside a talented team of employees (Owner is Front of House). Buyer does not need restaurant experience, though marketing, management and finance skills will be helpful. Buyer should bring a minimum of \$300,000 in down-payment (cash or retirement funds/ROBS) along with approx. \$50,000 in Working Capital. SBA Financing available at approx. 75%- 80% of Sale Price (10yrs, 5.5%). This is a fun, social and active business to own & operate - immersed in the local culture with an excellent employee team!

This is a solid business with growing performance and mature brand. Act quickly!

Detailed financial & operational information with photos are available.

Contact Mountain Ghost to provide indication of buyer qualifications and execute a Confidential Disclosure.

Thom Beckett at (970) 485.9488 or via email at MtnGhost04@yahoo.com

The information contained has been furnished by the Seller, as evidenced by a Broker Agreement and Questionnaire. Accordingly, M.G. makes no representations or warranties as to the accuracy and reliability of said information. Purchasers are advised that Broker is a fiduciary agent of Seller and does not represent Purchaser in the sale of this business. Information contained herein, and the notice of this Business-Sale, are Confidential.

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