

BUSINESS OVERVIEW

Ref. No: 9121

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Business Location: SUNSHINE COAST HINTERLAND
 Business Activity: FRESH AND COOKED SEAFOOD CAFE
 Business Age: 4 Years Period Owned By Present Owners: 1.5 Years
 Reason For Selling: OWNERS WANT A CHANGE

FINANCIAL DETAILS* ¹		OPERATIONAL DETAILS* ³	
Approx Total Price Incl. Stock: \$	185,000	Opening Hours: 12NOON TO 8PM THURSDAY TO MONDAY	
Yearly Turnover: \$	342,278	CLOSED TUESDAY AND WEDNESDAYS	
Gross Profit: \$	197,239	Owner Working Hours P/W: 40	STAFFING
Adjusted Net Profit* ² \$	119,478	Partner Working Hours P/W: 40	
Approximate Stock Value: \$	5,000	Trading Days Per Week: 5	Permanents: 0
Fixt/Fittings & Plant/Equipment: \$	120,000	Weekly Wage Bill (Gross): \$408	Perm. Part Time: 0

Main Speciality Of Business: FRESH AND COOKED SEAFOOD AND FAMOUS HAMBURGERS
 Business Better Because: ALWAYS PROVIDE TASTY FRESH FOOD AT REASONABLE PRICES
 Main Location Advantages: IN A QUIANT HINTERLAND TOWN WITH LITTLE LOCAL COMPETITION

OCCUPANCY DETAILS		LEASE DETAILS	
Shop/Shed Area: Apx 200 Sq. Meters		9 Months Remaining On Present Term	
Construction: FIBRO CEMENT/IRON		Future Options: 3 YEARS	
Building Age (Approx): 10 Years		Stamped & Registered: YES	
General Condition: GOOD		Monthly Rental (Net): \$836	Outgoings: \$3,500 Per Yr
Residence Adjoining: No		Basis Of Increases: CPI YRLY REVIEW EACH NEW TERM	

GENERAL NOTES

THE MAJOR SELLING POINTS OF THIS BUSINESS

OPEN ONLY 40 HRS PER WEEK ON 5 AFTERNOONS	CONSISTENT GROWTH IN SALES
IDYLLIC SETTING WITH WATER VIEW	VERY LOYAL CUSTOMERS
PLENTY OF PARKING	EXCELLENT PROFITS
LOW RENTAL	TOP REPUTATION
ROOM TO EXPAND	ENJOY THE SUNSHINE COAST LIFESTYLE

NOTES

- 1 In the event that the financial information held on file is for a period of less than a full 12 months, the Financial Details shown above are annualised using a simple time basis. For example nine months figures would be divided by 9 and multiplied by 12 to obtain a simple annualised result. Seasonal variations will not therefore have been taken into account.
- 2 The above 'Adjusted Net Profit' amount assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Seller. A Buyer investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.
- 3 The Operational Details shown above are that which have been provided by the Seller as the current operating situation within the business and may differ from operational circumstances that were applicable in the generation of the historical financial figures presented.