

**BUSINESS OVERVIEW**

 Ref. No: **9143**

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 Business Location: **NOOSA REGION**

 Business Activity: **GENERAL BAKERY AND CAFÉ**

 Business Age **9** Years      Period Owned By Present Owners: **7** Years

 Reason For Selling: **SERIOUS ILLNESS**

FINANCIAL DETAILS* <sup>1</sup>		OPERATIONAL DETAILS* <sup>3</sup>			
Approx Total Price Incl. Stock:	\$ 198,500	Opening Hours:	6AM TO 5:30PM MON TO FRI		
Yearly Turnover:	\$ 478,341		6AM TO 4PM SAT AND 6AM TO 2PM SUN		
Gross Profit:	\$ 293,583	Owner Working Hours P/W:	18	<b>STAFFING</b>	
Adjusted Net Profit* <sup>2</sup>	\$ 108,656	Partner Working Hours P/W:	25		
Approximate Stock Value:	\$ 3,500	Trading Days Per Week:	7	Casuals:	5
Fixt/Fittings & Plant/Equipment:	\$ 75,000	Weekly Wage Bill (Gross):	\$2,303	Permanents:	2
				Perm. Part Time:	

 Main Speciality Of Business: **BREAD, PASTRIES AND CAKES**

 Business Better Because: **HIGH QUALITY BAKERY GOODS AND POPULAR CAFE**

 Main Location Advantages: **SURROUNDED BY LARGE AND FAST GROWING ESTATES**

OCCUPANCY DETAILS		LEASE DETAILS	
Shop/Shed Area:	80 Sq. Meters	36	Months Remaining On Present Term
Construction:	BLOCK/IRON	Future Options:	3 + 3 YEARS
Building Age (Approx):	9 Years	Stamped & Registered:	
General Condition:	EXCELLENT	Monthly Rental (Net):	3,300      Outgoings: 4,500      Per Yr
Residence Adjoining:	No	Basis Of Increases:	C.P.I.

**GENERAL NOTES**
**FREEHOLD AVAILABLE FOR \$395,000 OR WILL CONSIDER OPTION ON FREEHOLD FOR 1ST YEAR OF LEASE**
**THE MAJOR SELLING POINTS OF THIS BUSINESS**

CAPTIVE MARKET IN IMMEDIATE AREA	EASY ACCESS AND PLENTY OF PARKING
CLOSE TO MAJOR CHILD CARE FACILITY	VERY BUSY SUPERMARKET NEXT DOOR
ADJACENT ESTATE OF 400 FINISHED HOMES	GOOD MIX OF COMPLEMENTARY BUSINESSES
2 NEW ESTATES OF 285 HOMES HAPPENING NOW	WELL KNOWN FOR THEIR QUALITY PRODUCT
VERY POPULAR CONVENIENCE SHOPPING PRECINCT	HIGH VOLUME CASH BUSINESS

**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.