



# Investment Overview

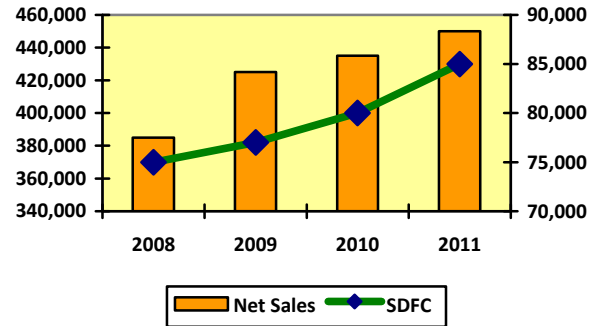
Confidential Offering

**ID# 06052008    COMPANY DESCRIPTION: Food Court Restaurant – Aurora Mall**

<b>Location</b>	Aurora	<b>Sales Price</b>	<b>\$159,000</b>
<b>Gross Sales (2008)</b>	Proj. \$385,000		
<b>Gross Profit</b>	Proj. \$288,000		
<b>Operating Cash Flow (SDCF)</b>	Proj. \$ 75,000	<b>Reason For Sale</b>	Retirement from industry causes sale

**Investment Highlights**

- High profile location in Food Court
- Niche market – Unique Mexican/Greek Cuisine
- Competitive market advantages due to a well rounded product offering and specialty items
- Strong name recognition and reputation
- Growth opportunity in catering sector
- Owner willing to remain after the sale for 80 hours over 30 days to effect a seamless transition of ownership.



**COMMENTS**

Rare Opportunity!! High profile location on the Food Court in the Aurora Mall. Due to it's location on the Court this establishment gets a high volume of traffic flow that passes by. Escalators are directly in front of the entrance giving access to shoppers on both levels. This establishment has a very unique menu combination; Mexican cuisine and Greek cuisine combined under one roof.

The business occupies approximately 2500 square feet of space. It has an office located above the restaurant. Patrons can escape the hustle of the mall and relax in secluded seating inside the restaurant while dining. Seating capacity is approximately 65. Lease is on a year to year basis. Current lease expires June 2009. The current rate is \$3,200 per month. It is a gross lease.

A confidential business profile is available to financially qualified purchasers; non-disclosure agreement required.

**General Information**

Ownership Form:	Colorado Corporation "S" Election
Established:	2007
Employees:	1-FT Owners; 1-PT Non-union
Facilities:	Aurora Mall
Hours of Operation:	<b>M-Sat 11:00am – 9:00pm; Sun.11 :00am – 6:00pm</b>

(\* ) Since privately owned companies tend to keep reported profits and thus taxes as low as possible, financial recasting is an important element to understanding the earning capacity of the business enterprise. Recasting provides an economic view of the company and allows meaningful comparison with other investment opportunities.

Detailed information on this seller is available. Contact Denver Business Brokers to provide indication of financial qualification and execute DBB's Non-Disclosure and Confidentiality Agreement. A representative of Denver Business Brokers can be contacted at (303) 534-4533 or via email at: [bernie@denverbusinessbrokers.com](mailto:bernie@denverbusinessbrokers.com)

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