

Business Overview

RE: Cozy Neighborhood Lounge – Hoppin’ Happy Hour

Specifications

 Price \$92,000	 Cash Flow \$58,004	 Revenue \$178,486
 Valuation Cost-to-Create	 Equipment \$17,000	 Inventory \$3,000
 Employees 6PT Bartenders & Wait Staff	 Down Payment 50%	 Industry Restaurants/Bars/Bakeries/Catering
 Location Omaha, NE (Miracle Hills & Old Mill Districts)	 Reason for Sale Seller currently has 2 bars and is downsizing	 Lease \$3,123



SUMMARY OF THE BUSINESS –

Popular after work spot located between Miracle Hills and Old Mills in Omaha, this cozy neighborhood bar has a pretty hopping happy hour! Opened in 1998, this bar and lounge has a steady client base and hosts Big Red Keno and Friday Night Quarter Draws, when beer is only \$0.25. The 2,690 sq. ft. bar holds 74 patrons, and boasts an outdoor patio for those warm summer nights.

Current owner has 6 part-time bartenders and wait staff serving, cleaning, and entering Keno plays. Several televisions and ample seating attract large crowds on game day, and the bar has a full sound system just waiting to make use of live music. On the menu are over 20 brands of whiskey/bourbon, 30 varieties of bottled beer and 29 different liqueurs. Currently no food is served, but by working out a deal with nearby restaurants, a new owner could gross 5% of delivery and food promotional sales within the bar, all without adding a kitchen!

The current owner spends approximately 10 hours per week in the bar, mostly ordering inventory and bookkeeping. The bar is up for sale as the owner has 2 bars and would like to only run 1. With an outstanding reputation and excellent online reviews, the transition of ownership will be fluid with the seller's assistance.

With a purchase price of \$92,000 and a down payment of \$46,000, a new owner/operator could expect a first year's profit of \$47,713.

Business Highlights

- Year Established: 1998
- Location: West Omaha, NE
- Lease: 2,690 sq. ft. to be leased at \$3,123/month (\$37,476/year)
- Reason for selling: current owner has 2 bars and is looking to downsize
- Employees: 6 part-time employees (bartenders & wait staff) that handle customers, serving, cleaning, handling money, and entering Keno plays
- Hours: Monday – Thursday 2pm – 1am; Friday – Saturday 2pm – 2am; Sunday 5pm – 1am
- Menu contains over 21 brands of whiskey/bourbon, 30 varieties of bottled beer and 29 liqueurs
- Current owner responsibilities: Ordering and bookkeeping – 10 hours/week

Financial Highlights

- List Price: \$92,000
 - 2016 Gross Sales Annualized: \$178,486
 - Cash Flow: \$58,004 (based on owner/operator business model)
 - Equipment: \$15,000
 - Includes TVs, coolers, taps, tables, chairs and a POS system
- * amounts may vary**


- Inventory: \$3,000

Brief Overview & Philosophy

“It’s a great place to be yourself. We’re not a trendy, ‘flavor of the month’ place. Everyone is welcome. There are no attitudes from our team and our guests are treated as friends and never as outsiders.”

- It’s best described as your neighborhood bar. This quaint establishment has made a good name for itself since opening in 1998. Offering good drinks, socialization and music, this bar is a regular favorite.
- Many mid-size and large businesses are within minutes of it, making it a great place for an after-work wind down.
- Over 50,000 cars pass by each day, putting it on the commute route.
- Great weekend hangout allowing for plenty of seating and room to mingle.

Owner/Operator Pro Forma



Cash Flow - Owner/Operator

Month			Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	TOTAL
SALES	\$	%													
Product	177,600	93%	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	177,600
Dartboard & Jukebox	4,860	3%	405	405	405	405	405	405	405	405	405	405	405	405	4,860
Keno	5,400	3%	450	450	450	450	450	450	450	450	450	450	450	450	5,400
ATM	1,500	1%	125	125	125	125	125	125	125	125	125	125	125	125	1,500
GROSS SALES	189,360	100%	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	189,360
Gross Profit	189,360		15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	15,780	189,360
EXPENSES	\$	%													
Purchase/Inventory - 20% of Sales	36,000		3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Insurance:	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Property & Liability	2,496		208	208	208	208	208	208	208	208	208	208	208	208	2,496
Internet/ Cable/ Security/Phone	3,660		305	305	305	305	305	305	305	305	305	305	305	305	3,660
Licenses and Permits	400		200	-	-	-	-	-	-	200	-	-	-	-	400
Payroll - Servers only at \$2.25/hr	19,200		1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	19,200
Professional Fees:	1,200				600						600				1,200
Rent w/ cams	40,596		3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	3,383	40,596
Repairs:	1,200		100	100	100	100	100	100	100	100	100	100	100	100	1,200
Supplies	1,800		150	150	150	150	150	150	150	150	150	150	150	150	1,800
Taxes: 9% Sales Tax	14,208		1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	1,184	14,208
Waste	492		41	41	41	41	41	41	41	41	41	41	41	41	492
Utilities:	4,800		400	400	400	400	400	400	400	400	400	400	400	400	4,800
	-		-	-	-	-	-	-	-	-	-	-	-	-	-
Credit Card Fees - 2%	3,000		250	250	250	250	250	250	250	250	250	250	250	250	3,000
TOTAL EXPENSE			11,013	10,813	11,413	10,813	10,813	10,813	10,813	11,013	11,413	10,813	10,813	10,813	131,356
NET INCOME			4,767	4,967	4,367	4,967	4,967	4,967	4,967	4,767	4,367	4,967	4,967	4,967	58,004

- Based on an owner/operator business model, 2017's Cash Flow is expected to be \$58,004 with a profit of \$47,713 (103% return on investment)
- Monthly Keno, dartboard, jukebox and ATM income is currently around \$980

Special Services

- Drink specials
 - Friday Night Quarter Draws
 - Big Red Keno
 - Multiple TVs for game day
 - Internet-enabled jukebox
 - Outdoor patio

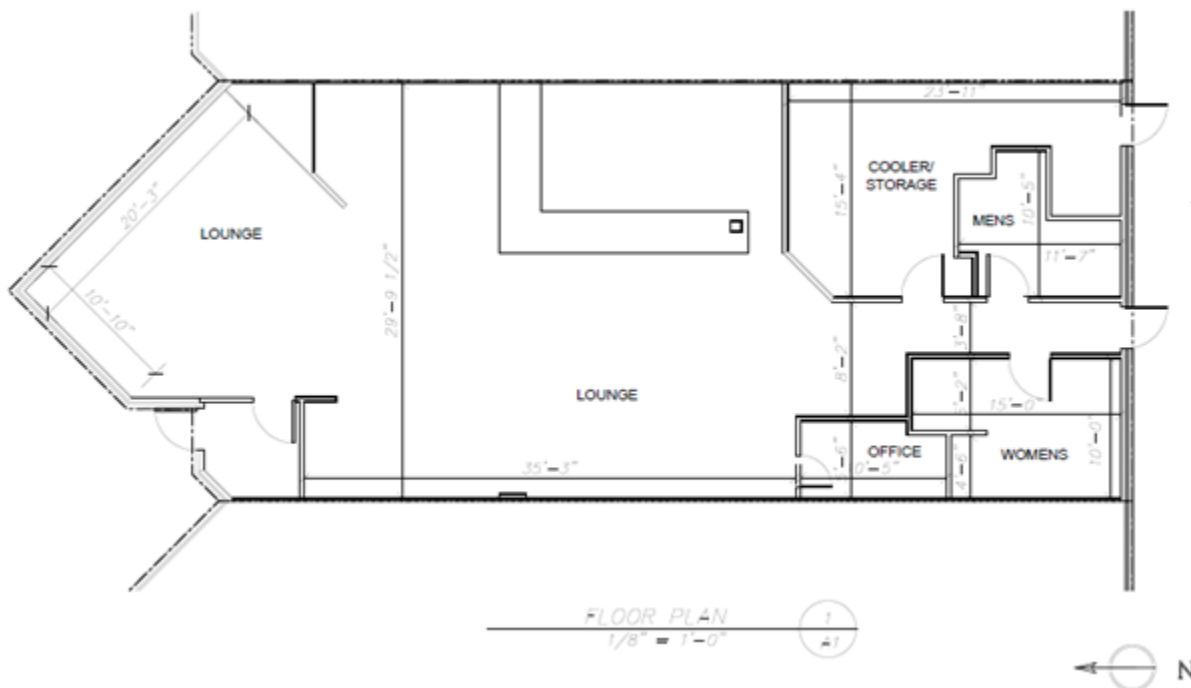
Assets - \$15,000

30" bar tables – 12	50" Sanyo LED TV - 5
30" high top bar tables – 4	42" Vizio Plasma TV
Bart stools – 10	42" Magnavox LED TV
Compact bar stools – 10	Wisconsin counter top pizza oven
Royce 250-pound ice maker	Star 14x14 walk-in cooler
100-cubic foot chest freezer	Neon lights: Blue Moon, Miller Light Palm Tree,
Triton 9100ATM	Yellow Tail Wine

Top Vendors

Quality Brands of Omaha	Republic National Distributing	Southern Glazer's Wine & Spirits
13255 Centech Road	8648 S 117 th Street	4433 S 96 th Street
Omaha, NE 68138	La Vista, NE 68128	Omaha, NE 68127

Floor Plan



- 2,690 sq. ft. leased at \$3,123/month (\$37,476/year)
 - Lease includes common area maintenance
- Large lounge areas with ample seating that also allows for mingling
 - Customer capacity is 74
- Spacious cooler for ample storage

Spirits Menu

Vodka	Rum	Scotch	Gin	Tequila
<i>Absolut</i>	<i>Bacardi 151</i>	<i>Cutty Sark</i>	<i>Beefeaters</i>	<i>1800</i>
<i>Belvedere</i>	<i>Bacardi</i>	<i>Dewar's</i>	<i>Bombay Sapphire</i>	<i>Cabo Wabo</i>
<i>Ciroc</i>	<i>Captain Morgan</i>	<i>Glenfiddich</i>	<i>Boodles</i>	<i>Don Julio</i>
<i>Grey Goose</i>	<i>Cruzan</i>	<i>Glenlivet</i>	<i>New Amsterdam</i>	<i>Jose Cuervo</i>
<i>Kettle One</i>	<i>Malibu</i>	<i>J&B</i>	<i>Tanqueray</i>	<i>Jose Cuervo Silver</i>
<i>Skyy</i>	<i>Parrot Bay</i>	<i>Johnny Walker Red</i>		<i>Jose Cuervo Platino</i>
<i>Stoli</i>	<i>Sailor Jerry</i>	<i>Johnny Walker Black</i>		<i>Patron</i>
<i>UV</i>	<i>Tommy Bahama</i>	<i>Johnny Walker Gold</i>		<i>Tarantula</i>
		<i>Johnny Walker Blue</i>		

Whiskey/Bourbon			Cognac	Martinis
<i>Bushmills</i>	<i>Kessler</i>	<i>Seagram's 7</i>	<i>Courvoisier</i>	<i>Well Vodka</i>
<i>Bushmills Black</i>	<i>Knob Creek</i>	<i>Seagram's VO</i>	<i>Hennessy</i>	<i>Well Gin</i>
<i>Canadian Club</i>	<i>Jack Daniels</i>	<i>Southern Comfort</i>	<i>Martel</i>	<i>Premium Vodka</i>
<i>Chivas Regal</i>	<i>Jameson</i>	<i>Wild Turkey</i>		<i>Premium Gin</i>
<i>Crown Royal</i>	<i>Jim Beam</i>	<i>Windsor Canadian</i>		
<i>Crown Royal Black</i>	<i>Makers Mark</i>	<i>Wiser DeLuxe</i>		
<i>Gentleman Jack</i>	<i>Red Stag</i>	<i>Woodford Reserve</i>		

Liqueur					
<i>Baileys</i>	<i>Cointreau</i>	<i>Firefly</i>	<i>Hypnotiq</i>	<i>Pama</i>	<i>Schnapps</i>
<i>Bartenders</i>	<i>Dekuyper</i>	<i>Frangelico</i>	<i>Jagermeister</i>	<i>Pucker</i>	<i>Tequila Rose</i>

<i>Black Haus</i>	<i>McGillacuddy's</i>	<i>Grand Marnier</i>	<i>Kahlua</i>	<i>Rumchata</i>	<i>Tuaca</i>
<i>Chambord</i>	<i>Drambuie</i>	<i>Goldschalger</i>	<i>Leroux</i>	<i>Rumpleminze</i>	<i>X-Rated</i>
<i>Chanteau Monet</i>	<i>Fireball</i>	<i>Hot 100</i>	<i>Midori</i>	<i>Sambua</i>	

To receive a full financial package and specific information regarding this business:

1. Complete the Qualified Buyer Documents (Non-Disclosure Agreement and Buyer Questionnaire) [on our website](#) or print, scan and return the attachments to info@TheFirmB2B.com
2. Call The Firm Business Brokerage at 402.998.5288 to schedule an appointment or conference call with a Broker.

The Firm currently has over 90 cash flowing businesses available. If you find that this is not a fit for you, please let us know and we would be happy to provide you with other opportunities.

The Firm makes no warranties or representation in consideration to the information provided above. All communication regarding this business must occur directly with The Firm Brokerage, LLC.