

Confidential Business Abstract

Assigned ID / Office ID:	1821
Business Type (Franchise or No)	Iconic, Modern American, Fine Dining Restaurant
State of Business Location	Maryland
County or Area Location	Frederick
Price:	\$1,650,000 + Inventory
Gross Annual Sales:	\$2,451,000
SDE (Owner's Cash Flow)	\$561,000 in 2013
Avg Inv Value	TBD
Rent Info:	\$3222 per month includes CAM and Land Lord Insurance. Nine years remaining on current assignable lease.
Description of Business:	Restaurant
Size of Premises and/or Seats:	2000 s.f. +/- plus full wine cellar. Seats 56 Dining Room plus 23 Bar and High-top.
Hours of Operation:	Monday – Saturday <i>Lunch</i> : 11:00am - 2:45pm Monday – Thursday <i>Dinner</i> : 5:00pm - 10:00pm Friday – Saturday <i>Dinner</i> : 5:00pm - 11:00pm Happy Hour <i>Monday - Thursday</i> : 3:00pm - 6:00pm Sunday: Closed
Furn, Fix & Equip Value:	\$200K
Average Monthly Utility Costs:	\$2500
Number of FT/PT Employees:	16 FT / 14 PT
Monthly Payroll:	\$50K-\$55K (Includes owner's and owner's spouse salaries)
License(s) Required:	Business & Full Liquor
Parking:	Street
Estab Date/Current Owner Date:	December 11, 2001
Reason for Sale:	Other Business Interests
Financing Options:	Up to 30% for a very high qualified buyer with prior ownership experience of similar F&B businesses of similar scope and reputation.
Comments:	IMPORTANT: All buyer inquiries must submit an NDA along with a full financial statement and be personally prequalified by listing broker(s) prior to disclosure of business name, location or any confidential or potentially identifying information. Confidentiality regarding this listing is critical.
Business Name	
Listing Office	Frederick
Date Listed:	5/23/14
Success Fee:	8.0%
Listing Broker / Contact Info:	John Waller / Jim King
Current Date / (New or Updated):	New

All parties are advised that Broker is Seller's agent. Seller has provided the above listing information and represents to the best of its ability that the information is correct. Broker has recorded the information as received but cannot guarantee its accuracy. Such information is provided to qualified parties interested in purchasing the business. We recommend financial and legal counsel to assist Sellers and Buyers throughout the transaction.