

# BUSINESS OPPORTUNITY

THE PRESSBOX

1247 YELLOWSTONE AVE./ POCATELLO, ID

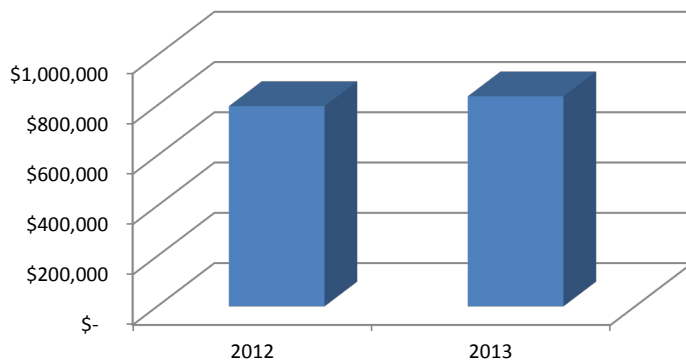


This family-owned sports bar and grille has been a fixture in the Pocatello market for over 40 years. The building has a full kitchen, dining room and bar area. The Idaho liquor license is valued at \$100,000.

This business is located on Yellowstone Road which is a main arterial road with traffic counts over 25,000 vehicles per day. The property consist of approximately 1.79 acres of land and the bar building is approximately 4,000 square feet. The sale also includes an adjacent rental property that rents for \$700 per month. The combined value of the real estate is \$935,000.

For health reasons, the seller wants to sell the business and the property and retire. This is a great opportunity to own a great business that is well known in the market.

## Revenue



**List Price:** **\$1,350,000**

**2013 Annual Sales:** **\$835,977**

**2013 Adjusted Net Income:** **\$259,594**

**Assets:** **\$1,067,000**

Inventory: \$5,000

FF&E: \$27,000

Property: \$700,000

Building: \$150,000

Liquor License: \$100,000

Rental Building: \$85,000

**Year Established:** **1972**

Acquired by seller: 1972

Type of ownership: S Corp.

Training: negotiable as needed

# Employees: 20-30 Part Time, Seasonal

Hours of Operation: 9am-12pm daily

Non-compete Agreement: 5 years, Pocatello

**Facility:**

**Square Footage:** **approx. 4,000 sf on 1.79 acres**

**Reason for Sale:** **retirement**

**DISCLAIMER:** All of the information contained herein was provided by the Seller. Buyer is to rely on the Seller for its accuracy. Broker has not and will not verify said information nor has any knowledge of accuracy of said information and thus makes no representation or warranty, either expressed or implied. Neither seller nor broker guarantees that past performance is indicative of future performance.

## CONTACTS

Scott Seili 801.947.8306 scott.sceili@coldwellutah.com

Don Zebe 208.403.1973 don.zebe@cbcworldwide.com

6550 South Millrock Drive, Suite 200 | Salt Lake City, UT 84121

Phone 801.947.8383 | Fax 801.947.8301

www.coldwellm-a.com



## INCOME STATEMENT JANUARY - DECEMBER 2012-13

	Jan-Dec 2013	Adjustments	Recast	Jan-Dec 2012	Adjustments	Recast	Reasons
<b>Income</b>	<b>\$835,977</b>		<b>\$835,977</b>	<b>\$796,559</b>		<b>\$796,559</b>	
<b>Cost of Sales</b>	<b>\$491,180</b>	<b>\$(198,589)</b>	<b>\$292,591</b>	<b>\$479,706</b>	<b>\$(201,000)</b>	<b>\$278,706</b>	Ind Std 35%
<b>Gross Profit</b>	<b>\$344,797</b>		<b>\$543,386</b>	<b>\$316,853</b>		<b>\$517,853</b>	
<b>Expenses</b>							
Advertising	\$3,576		\$3,576	\$4,260		\$4,260	
Bank Service Charges	\$18,076		\$18,076	\$15,611		\$15,611	
Credi Card Account	\$600	\$(600)	\$-	\$3,202	\$(3,202)	\$-	Owner
Donations	\$850	\$(850)	\$-	\$870	\$(870)	\$-	Optional
Dues & Subscriptions	\$1,351	\$(1,351)	\$-	\$395		\$395	Personal
Equipment Rental	\$2,817		\$2,817	\$479		\$479	
Insurance	\$27,719	\$(8,047)	\$19,672	\$27,102	\$(7,019)	\$20,083	Owner's
Laundry	\$4,213		\$4,213	\$4,191		\$4,191	
Licenses & Permits	\$2,135		\$2,135	\$2,952		\$2,952	
Payroll Taxes	\$21,600	\$(7,500)	\$14,100	\$21,432	\$(7,500)	\$13,932	Owner's Taxes
Accounting	\$810		\$810	\$2,010		\$2,010	
Repairs & Maintenance	\$9,428		\$9,428	\$13,534		\$13,534	
Salaries & Wages	\$185,240	\$(75,000)	\$110,240	\$176,267	\$(75,000)	\$101,267	Owner
Security	\$1,760		\$1,760	\$1,479		\$1,479	
Supplies	\$12,098	\$(4,000)	\$8,098	\$15,672	\$(5,000)	\$10,672	Personal
Property Taxes	\$11,710		\$11,710	\$11,331		\$11,331	
Utilities	\$31,596	\$(2,350)	\$29,246	\$28,709	\$(1,322)	\$27,387	Cell Phone
Miscellaneous	\$621	\$(710)	\$(89)	\$1,900	\$(1,100)	\$800	Optional
Truck	\$1,026	\$(1,026)	\$-	\$467	\$(467)	\$-	Owner's Taxes
Mortgage/Rent		\$48,000	\$48,000		\$48,000	\$48,000	
<b>Total Expenses</b>	<b>\$337,226</b>		<b>\$283,792</b>	<b>\$331,863</b>		<b>\$278,383</b>	
<b>Net Income</b>	<b>\$7,571</b>			<b>\$(15,010)</b>			
<b>Adjusted Net Income</b>			<b>\$259,594</b>			<b>\$239,470</b>	

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# THE PRESSBOX POCATELLO, ID



	1M	3M	5M
<b>Population</b>			
2012 Estimated	9,804	59,952	69,351
2017 Projected	10,317	63,039	73,187
<b>Households</b>			
2012 Estimated	3,712	22,562	25,829
2017 Projected	3,904	23,780	27,344
<b>Income</b>			
2012 Med HHI	\$35,922	\$39,377	\$39,619
2012 Ave HHI	\$44,441	\$50,852	\$51,081
2012 Per Capita	\$16,894	\$19,485	\$19,584
<b>Employment</b>			
Total Businesses	642	3,317	3,670
Total Employees	5,708	25,420	27,512

Information provided by ESRI Business Analyst Online



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