

HARDYVILLE TAVERN

Established Bar & Real Estate — Asset Sale

877 Hancock Road | Bullhead City, Arizona 86442

ASKING PRICE

\$900,000

**Restricted Series 6
Liquor License
Included**

Mohave County — Limited &
Transferable

**Turn-Key Operation
Staff In Place**

Owner-Operator Ready Day One

**\$215,508 2025 Gross
Revenue**

Full Year P&L Available

Asset-Only Sale | No Seller Financing | Contact Broker for Showings

CONFIDENTIAL OFFERING MEMORANDUM

This document is strictly confidential and intended solely for the party to whom it is addressed.

INVESTMENT HIGHLIGHTS

Hardyville Tavern presents a rare opportunity to acquire a fully operational, income-producing bar in Bullhead City, Arizona — one of the Tri-State area's most active entertainment markets. The property is being offered at \$100,000 below the seller's 2023 purchase price, representing compelling value for an owner-operator or experienced hospitality group.

Prime Bullhead City Corridor Location

Situated along one of Bullhead City's busiest local traffic corridors with strong visibility, easy ingress/egress, and ample on-site parking. The market benefits from year-round tourism driven by the Colorado River, Lake Mohave, and proximity to Laughlin, NV casinos.

Restricted Mohave County Series 6 Liquor License

A Series 6 license is among the most valuable and difficult to obtain in Arizona. It authorizes both on-site consumption and packaged liquor sales. Mohave County licenses are capped by population — new licenses must be acquired through resale or auction, adding significant standalone value to this offering.

True Turn-Key Operation

Existing staff and management are expected to remain in place post-transfer. The buyer receives FF&E, operational infrastructure, vendor relationships, and an established customer base from day one.

Established Revenue Base & Events Programming

The business generated \$215,508 in gross revenue for 2025. Revenue is supported by recurring events including dart leagues, DJ nights, food truck nights, outdoor games, and community tournaments — all of which drive repeat traffic and consistent weekly volume.

Large Outdoor Patio — Expansion Opportunity

A spacious outdoor patio provides additional revenue-producing capacity for live music, expanded seating, private events, and seasonal programming. This amenity is difficult and costly to add post-purchase and represents meaningful upside for a motivated operator.

Priced Below 2023 Purchase Price

The seller acquired the property in 2023. The current ask of \$900,000 represents a \$100,000 reduction from that basis — offering buyers downside protection and immediate equity at closing.

PROPERTY OVERVIEW

Property Name	Hardyville Tavern	Entity	Hardyville Tavern I LLC
Address	877 Hancock Road	City / State / Zip	Bullhead City, AZ 86442
County	Mohave County	Use Type	Bar / Tavern / Entertainment
Sale Type	Asset-Only Sale	Seller Financing	None Offered
Liquor License	Mohave County Series 6	License Type	On-Site + Packaged Sales
Asking Price	\$900,000	Price vs. 2023 Purchase	\$100,000 Below Prior Basis
Parking	Ample On-Site	Outdoor Space	Large Patio — Events Capable
Staff	In Place / Transferring	Manager Support	Available Post-Close

2025 FINANCIAL SUMMARY

The following summary is derived from the company's 2025 Profit & Loss Statement (January through December 2025, accrual basis). The business generated \$215,508 in gross revenue with a 46.4% gross margin. Net income reflects non-recurring repairs and maintenance spend of \$24,379 — concentrated in Q1 2025 as part of post-acquisition buildout and improvements. Excluding one-time R&M, adjusted net income would be approximately \$15,408.

GROSS REVENUE	GROSS PROFIT	TOTAL EXPENSES	ADJ. NET INCOME*
\$215,508	\$99,976	\$108,947	~\$15,408
January – December 2025	46.4% Gross Margin	Incl. \$24,379 One-Time R&M;	*Excl. Non-Recurring R&M;

PROFIT & LOSS — 2025 ANNUAL DETAIL

Source: Hardyville Tavern I LLC — Accrual Basis P&L, January through December 2025.

INCOME		
Sales	\$215,508	
Total Income	\$215,508	100.0%
COST OF GOODS SOLD		
Beverage Purchases	\$101,846	
Food Purchases	\$1,187	
Merchant Account Fees	\$120	
Restaurant Supplies	\$12,379	
Total COGS	\$115,532	53.6%
GROSS PROFIT	\$99,976	46.4%
OPERATING EXPENSES		
Wages & Payroll	\$35,240	
Repairs & Maintenance *	\$24,379	
Utilities	\$14,217	
Insurance	\$13,905	
Professional Fees	\$8,800	
Advertising & Promotion	\$1,566	
Bank Service Charges	\$851	
Auto Expense	\$980	
Computer & Internet	\$1,070	
Office Supplies	\$798	
Equipment Rental	\$1,393	
Telephone	\$1,906	
Meals & Entertainment	\$436	
Property Taxes	\$1,499	
Licenses & Permits	\$719	
Dues & Subscriptions	\$250	
Rent Expense	\$930	
Postage & Shipping	\$7	
Total Expenses	\$108,947	50.6%
NET ORDINARY INCOME	(\$8,971)	-4.2%

* One-Time R&M Add-Back	\$24,379	
ADJUSTED NET INCOME	~\$15,408	7.2%

* Repairs & Maintenance of \$24,379 was heavily weighted in Q1 2025 (January: \$2,449 | February: \$7,714 | March: \$5,955), consistent with post-acquisition renovations and buildout. These costs are considered non-recurring. Adjusted Net Income adds back the full year R&M to illustrate normalized earning potential. Buyers should conduct independent due diligence.

MARKET OVERVIEW

Bullhead City, Arizona is situated along the Colorado River directly across from Laughlin, Nevada — home to a major casino corridor that draws millions of visitors annually. Bullhead City serves as a residential and commercial hub for the Tri-State area (Arizona, Nevada, California) and benefits from year-round tourism, outdoor recreation, and steady gaming traffic spillover from Laughlin.

The bar and entertainment sector in Bullhead City operates in a constrained supply environment due to Arizona's population-based liquor license caps. Mohave County Series 6 licenses are rarely available through normal channels, and the limited number in circulation creates a natural barrier to entry for competitors. This regulatory environment supports stable pricing and occupancy for existing, licensed operators.

OPERATIONS OVERVIEW

- **Events Programming:** Recurring dart leagues, DJ nights, food truck nights, outdoor games and tournaments create consistent weekly traffic and community engagement.
- **Outdoor Patio:** Large patio suitable for live music, private events, expanded seating, and seasonal revenue programming — a costly amenity to replicate.
- **Staffing:** Existing employees and management are expected to remain in place post-sale, enabling immediate continuity of operations.
- **FF&E Included:** All furniture, fixtures, and equipment necessary for ongoing operations are conveyed as part of the asset sale.
- **Series 6 Liquor License:** The included Mohave County Series 6 license permits both on-site consumption and packaged liquor sales — one of the broadest use authorizations available under Arizona liquor law.
- **Growth Opportunities:** Expanded events calendar, food programming, private event bookings, and patio activation represent immediate upside for a hands-on operator.

CONTACT INFORMATION

Listing Broker	Mohave Luxury Real Estate
Email	duston@mohaveluxury.com
Property Address	877 Hancock Road, Bullhead City, AZ 86442
Sale Structure	Asset-Only Sale — No Seller Financing
Asking Price	\$900,000
Showings	By Appointment — Contact Broker for Instructions

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by Mohave Luxury Real Estate and is intended solely for the use of the party to whom it is addressed. It is strictly confidential and may not be reproduced, distributed, or used for any purpose other than evaluating this potential investment opportunity. By

accepting this document, the recipient agrees to treat all information contained herein as confidential. The information contained in this memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy or completeness of such information. Prospective buyers are encouraged to conduct their own independent due diligence, including review of all financial statements, lease documents, licenses, and legal records. Financial projections and adjusted figures are for illustrative purposes only and are not guaranteed. This memorandum does not constitute an offer to sell or a solicitation of an offer to buy. Any sale will be subject to a definitive purchase agreement mutually acceptable to both parties. Asset-only sale. No seller financing is being offered or advertised.