JRC ADVISORS | eXp COMMERCIAL

# Confidential **Summary Booklet**

# Shin-Sen-Gumi Yakitori
## (Asset Sale)

1601 Sawtelle Boulevard, Suite 101, Los Angeles, CA 90025


**Asking Price:**
$200,000


**Take Iga, CBI, CBB**
Advisor, Vice President
DRE: #02112266 (eXp Commercial)
P. (323) 448-4932 E. admin@jrc-usa.com

JRC Advisors | eXp Commercial
777 S Alameda St., FL 2,
Los Angeles CA 90021

# Confidentiality & Disclaimer

## GENERAL DISCLAIMER

The statements and financial information related to the subject business set forth in this Confidential Summary Booklet are based solely on information supplied by the Seller(s) of the business to JRC Advisors, - and JRC Advisors its directors, contractors and employees hold no belief as to the accuracy or otherwise of such information supplied.

The statements and financial information are passed on by JRC Advisors via this Confidential Summary Booklet on behalf of the Seller for whom JRC Advisors acts solely as an agent.

Accordingly, JRC Advisors its directors, contractors and employees do not and cannot warrant or guarantee the accuracy of such statements and financial information relating to the business and they accept no responsibility in any way whatsoever with respect to any errors or omissions in respect of such statements and financial information whatsoever caused. ROI Corporation strongly recommends that any prospective buyers of the business seek their own independent legal, accounting, technical and financial advice, make their own inquiries and conduct their own due diligence on the business.

Each and every opinion or recommendation that JRC Advisors has set forth in this profile is held by JRC Advisors, its directors, contractors and employees in good faith and on the basis that the information supplied by the Seller(s) of this business is accurate at the time of writing this Confidential Summary Booklet and each and every opinion and recommendation set forth in this profile is held, made or stated on the following conditions:

JRC Advisors makes no invitations to any person to rely on any such opinion or recommendation.

JRC Advisors accepts no responsibility on any person should JRC Advisors, its directors, contractors or employees become aware of any change to/or accuracy in the information supplied by the Seller on which the opinion or recommendation is based.

JRC Advisors shall not be under any liability for loss or damage howsoever occasioned as a result of any reliance by any person on any such opinion or recommendation, whether or not such loss or damage was due to any negligence, default or lack of care by JRC Advisors, its directors, contractors or employees.

## FINANCIAL DISCLAIMER

The Financial Information contained herein and in the document "Profit & Loss Analysis" has been reproduced using information provided to JRC Advisors, by the Seller(s). JRC Advisors has not verified the accuracy of these records and therefore cannot and do not make any representation as to their accuracy. The Buyer(s) and/or their accountant/financial advisers should make their own inquiries.

In the event that a Buyer is told or otherwise led to believe by any parties that the takings in the business exceed those records lodged with the Internal Revenue Service (IRS), JRC Advisors, expressly dissociate ourselves with any such representation and would strongly suggest that the Buyer and/or their accountant or financial advisers disregard any such representation and have regard only to the records disclosed to the IRS - subject to our previous warning that we cannot and do not vouch for them.

Add-Back Adjustments presented in this Confidential Summary Booklet are estimations only and are neither comprehensive nor complete - further investigation on these is necessary.

These numbers should serve as a guide only during the Inquiry Process and should not be used in the Due Diligence process - rather, the Financial Statements produced by their Accountants should, in conjunction with:

- Business Tax Returns;
- Quarterly Statements;
- IRS Portals;
- Invoices and Receipts and;
- Any other supporting documentation that the Buyer and/or their accountants or financial advisers deem appropriate and relevant.

All financial figures and Information have been provided in good faith and while it is our belief these are true & accurate, it is the responsibility of any Potential Buyer to verify all information provided with the assistance of a qualified professional. The Agency strongly recommends all Potential Buyers take this course of action.

## CONFIDENTIALITY AGREEMENT

In consideration of the Seller providing to JRC Advisors, this Confidential Summary Booklet containing financial and any other information relating to the business, ("Confidential Information") to the Recipient, the Recipient acknowledges the Confidentiality of the Information and the potential damage to the Seller and the business of a breach of confidentiality and undertakes:

I. To keep the Confidential Information and treat it as strictly confidential and as commercially sensitive;

II. To use the Confidential Information solely for the purpose of evaluating the opportunity to purchase the business from the Seller and for no other purpose;

III. Not to use or allow the use of the Confidential Information to be used to gain any advantage over the Recipient or any other party;

IV. Not to allow the use of the Confidential Information to disadvantage the Seller or the business;

V. Not to disclose the Confidential Information other than to professional advisors, directors or employees of the Recipient who have agreed to be bound by this Confidentiality Agreement and who undertake to maintain strict security over the Confidential Information and where the Recipient is acting on behalf of its customer, the customer also agrees to be bound by this Confidential Agreement;

VI. To return all Confidential Agreement and related notes or copies thereof upon request by the Seller or JRC Advisors;

VII. Not to communicate directly or indirectly the Recipient's interest in the business offered by the Seller with customers, supplier or employees of the business or the Seller;

VIII. Not to disclose to any party (other than those mentioned above), that discussions have been held in relation to the Seller, the business or the opportunity to purchase the business;

The Recipient makes this undertaking in favor of JRC Advisors and the Seller and both parties undertake to keep the Recipient's interests confidential.

In the event that the Recipient eventually purchases the said business, whether as an individual, business or partnership privately, through another agent or any other source, the Recipient undertakes to compensate JRC Advisors for any damages and/or loss of commission.

The Confidential Summary Booklet and other information is provided by JRC Advisors on the instructions of the Seller(s) of this business and has been prepared from information supplied by the Seller(s) and their Accountants. The Recipient acknowledges that this information is further provided on the basis that the contents are accurate and correct. However, JRC Advisors and its management and officers disclaim any express or implied warranty thereto.

**Acceptance of the Confidential Summary Booklet constitutes acceptance of all of the above terms and conditions.**

Welcome

# Message

# HELLO!

My name is

## Take Iga

and I am your

Business Broker.

On behalf of the whole team at JRC Advisors, I am pleased to present prospective buyers with a truly outstanding acquisition opportunity in Los Angeles' thriving Restaurant Industry: the asset sale of "Shin-Sen-Gumi Yakitori".

We have prepared this Confidential Summary Booklet with the goal of providing the reader with a good general overview of what is on offer.

While this document will not explore every detail of the business sale, it is our hope that it will provide the reader with sufficient information so he/she can decide whether or not to progress on to the next stage of this process, which would be a visit to the business and an informal meeting with the Owner.

In any event, I hope you enjoy reading this document and I look forward to hearing from you.

Sincerely,

Take Iga

**BUSINESS BROKER**


P. (323) 448-4932

E. admin@jrc-usa.com

# Executive Summary

The asset sale of Shin-Sen-Gumi Yakitori presents a fully built-out, turnkey Japanese restaurant in the heart of West Los Angeles. The sale includes an active Type 41 beer and wine license, a favorable gross lease with fixed rent through May 2028, and a fully equipped commercial kitchen ready for immediate operation. Shin-Sen-Gumi Yakitori is positioned within a densely populated, high-income catchment with consistent foot traffic and an established dining culture. The asset sale suits an experienced restaurateur or owner-operator seeking a well-equipped, market-ready platform with immediate operational capability.

### BUSINESS NAME
Shin-Sen-Gumi Yakitori

### CONCEPT
Japanese Restaurant

### LOCATION
1601 Sawtelle Boulevard, Suite 101, Los Angeles, CA 90025

### WEBSITE
www.shinsengumigroup.com

### BUSINESS HOURS
Mon–Fri (11:30 am–2:00 pm | 5:00–11:00 pm)
Sat & Sun (12:00–11:00 pm)

### LEASE TERM
Expires May 31, 2028

### BASE RENT
$8,625 per month

### PREMISES SIZE
1,800 sq. ft.

### SEATING CAPACITY
50

### ABC LICENSE
Type 41 Beer and Wine License No. 623086

### FACILITY FEATURE
12’ x 7’ Hood
Type 1
Walk in Fridge

### REASON FOR SALE
Divestment

### ASKING PRICE

**$200,000**

# Key Acquisition **Highlights**

## Prime West LA Dining Destination

The asset sale of Shin-Sen-Gumi Yakitori is situated on Sawtelle Boulevard in West Los Angeles, one of the city's most sought-after dining destinations with well-established foot traffic and an established dining culture. The location sits within a 1-mile radius of over 50,000 residents, delivering consistent patronage potential from a dense, affluent catchment.

## Favorable Gross Lease Structure

The asset sale includes an assignable gross lease, meaning monthly rent of $8,625 covers all occupancy costs with no additional NNN pass-throughs. This simplifies budgeting and reduces financial exposure for an incoming operator from day one.

## Type 41 Liquor License Included

The asset sale includes an active Type 41 beer and wine license, enabling alcohol service alongside meals and supporting higher per-ticket averages. Licenses of this type in Los Angeles are highly sought-after and add meaningful tangible value to the acquisition.

## Turnkey, Fully Equipped Kitchen

The 1,800 sq ft premises come fully built out with a commercial-grade 12' x 7' Type 1 hood, providing the infrastructure to execute a wide range of cuisine concepts without significant additional capital expenditure. An incoming operator can launch operations from day one.

## High-Income Surrounding Demographic

The asset sale is located within a catchment with an average household income of $138,428 within a 1-mile radius, rising to $150,293 across a 3-mile radius. Over 23% of households within 1 mile report incomes exceeding $200,000, reflecting a customer base with strong discretionary spending capacity.

## Growth Opportunities

An incoming operator has clear avenues to grow revenue by activating delivery platforms such as UberEats, DoorDash, and Grubhub, introducing a loyalty or email program, and expanding marketing reach through digital channels. The existing infrastructure, license, and lease terms provide a stable launchpad for a new or repositioned concept.

# Business
# **Profile**

Shin-Sen-Gumi Yakitori has operated from its current Sawtelle Boulevard premises since 2013 as part of the Shinsengumi Group, a Japanese restaurant operator with multiple locations across the greater Los Angeles area. The West Los Angeles location has built name recognition within one of Los Angeles' most sought-after dining destinations over more than a decade of continuous operation.

The premises support a Japanese dining experience, with the space configured for a split lunch and dinner trade from Monday through Friday and extended all-day trading on weekends. The kitchen is equipped to support a broad menu capability, anchored by a commercial-grade 12' x 7' Type 1 hood suited to high-heat cooking methods including grilling, frying, and wok cooking. The included Type 41 beer and wine license enables table-side beverage service that supports higher per-customer spend.

**Shin-Sen-Gumi Yakitori occupies 1,800 sq ft of ground-floor retail space in West Los Angeles. The premises seat 50 guests across an indoor dining area. The building, originally constructed in 1915, contributes to the streetscape character of Sawtelle Boulevard. The absence of annual rent escalations or NNN charges provides predictable occupancy costs.**

The Sawtelle Boulevard corridor in West Los Angeles is one of the city's most sought-after dining destinations, with Shin-Sen-Gumi Yakitori benefiting from consistent pedestrian activity and proximity to a high-density residential catchment. Within a 3-mile radius, the surrounding population is approximately 287,142, with a 2025 average household income of $150,293 and a median of $116,045.

The Asian population represents approximately 18.83% of residents within that radius, reflecting a demographic alignment well suited to a Japanese dining concept. Population growth between 2020 and 2025 reached 4.03% across the 3-mile catchment, with projections pointing to continued growth through 2030. An incoming operator with an active digital marketing strategy, a loyalty program, and presence across major delivery platforms would be positioned to build strong revenue from a well-located, fully equipped base.

# Lease
# Agreement

Please find enclosed to this Confidential Summary Booklet a copy of the Lease Agreement and Disclosure Statement for the premises for your review and perusal.

As part of this deal, the current Lease Agreement will be transferred to the Buyer, at the cost of the Seller.

### LEASE TERM
May 31, 2028

### ANNUAL RENT INCREASE
5 years fixed

### BASE RENT
$8,625 per month

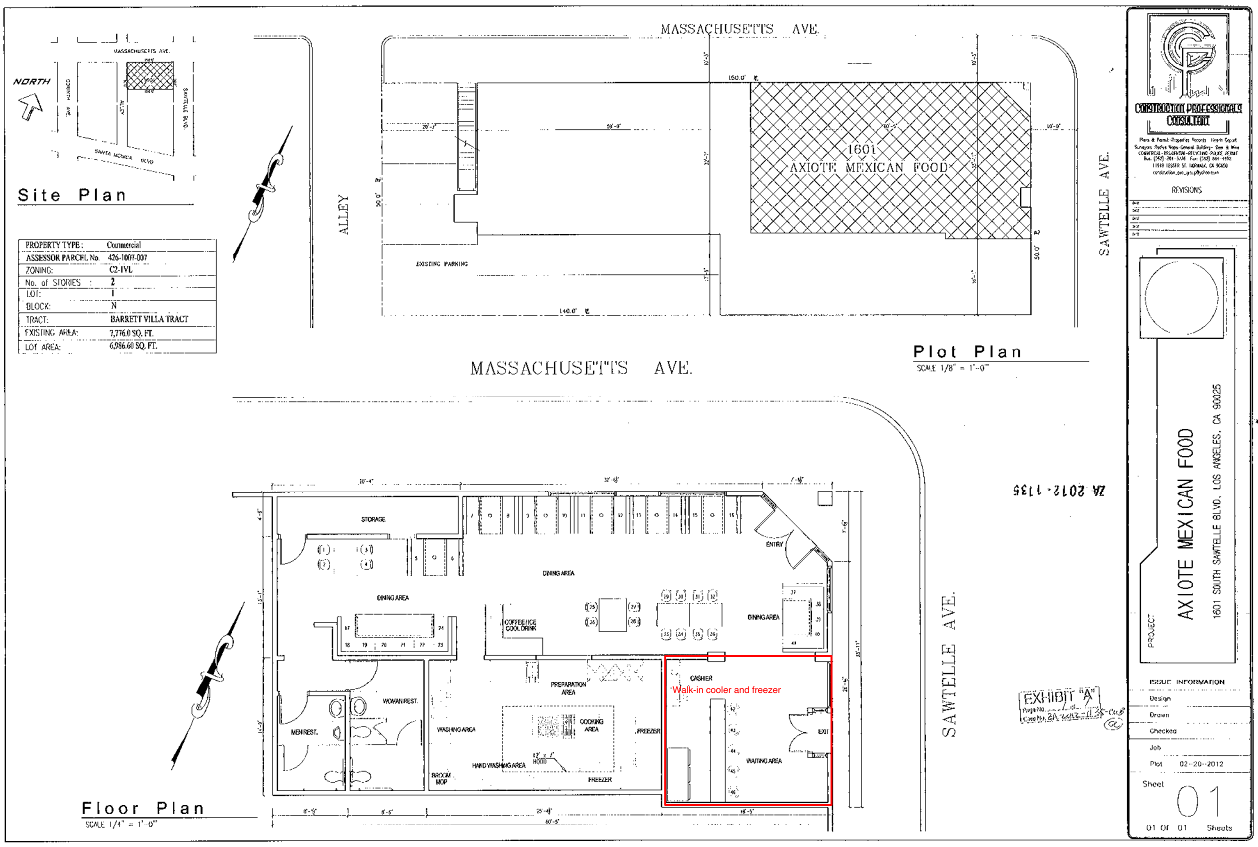
### SECURITY DEPOSIT
$13,000

# Asset
# **List**

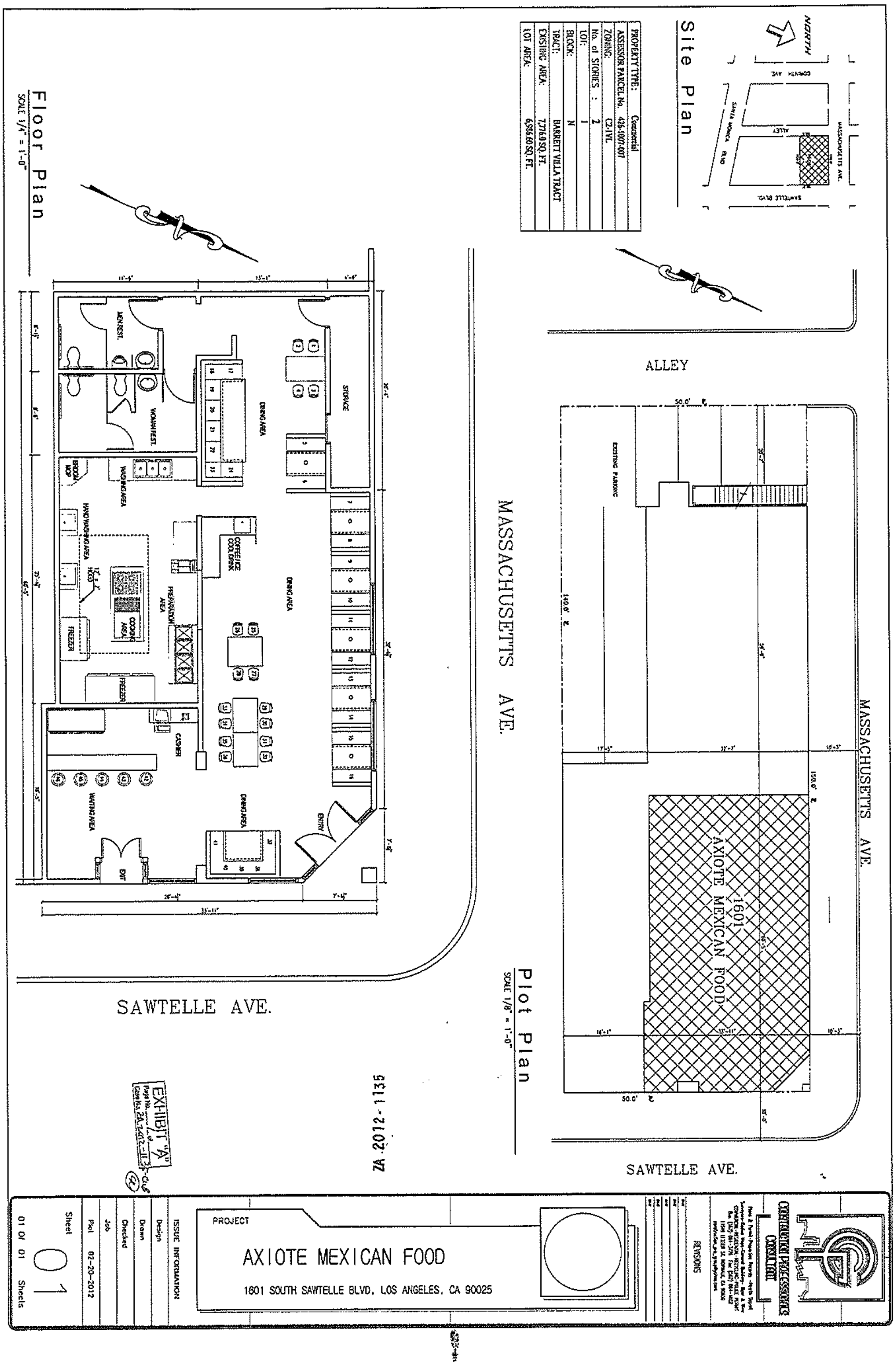
Shin-Sen-Gumi Yakitori will be sold with all equipment, fittings and fixtures used in the business. At the close of escrow, all items will be in good working order and condition (subject to fair wear & tear) and will be unencumbered and free of debts.

| Item Name | Quantity | Model Or Serial No. |
|---|---|---|
| 2 Door Under Counter Refrigerator | 1 | TRUE #9537242 |
| 2 Door Under Counter Refrigerator | 1 | TRUE# 7783678 |
| 2 Door Under Counter Refrigerator | 1 | TRUE# 7693948 |
| 1 Door Freezer | 1 | True# 9485927 |
| Ice Machine | 1 | Hoshisaki |
| 1 Door Sandwich and Salad Fridge | 1 | HOSHISAKI #D50657E |
| Beverage Refrigerator | 1 | True# 9211968 |
| Sushi Case | 1 | Hoshisaki #Hnc-150ba-L-Slh |
| Sushi Case | 1 | Hoshisaki #Hnc-180ba-R-Sla |
| Burner Gas Range 2 Sides | 2 | Kintera |
| Burner Gas Stove Single | 1 | Gsw |
| Rice Cooker | 1 | Rinnai |
| Fryer | 1 | PITCO #G18EA025757 |
| Pasta Cooker | 1 | Allstrong#0296613 |
| Rice Warmer | 1 | ZOJIRUSHI |
| Microwave | 1 | SHARP |
| Gas Grill | 1 | Wild Wood |

# Floor
# **Plan**


MASSACHUSETTS AVE.
Site Plan
NORTH
ALLEY
1601
AXIOTE MEXICAN FOOD
SAWTELLE AVE.
Plot Plan
MASSACHUSETTS AVE.
SAWTELLE AVE.
Floor Plan
STORAGE
DINING AREA
ENTRY
CASHIER
Walk-in cooler and freezer
WAITING AREA
EXIT
PREPARATION AREA
COOKING AREA
WASHING AREA
FREEZER
MEN REST.
WOMAN REST.
EXHIBIT "A"
AXIOTE MEXICAN FOOD
1601 SOUTH SAWTELLE BLVD. LOS ANGELES, CA 90025
PROJECT
ISSUE INFORMATION
REVISIONS
Sheet
01

# Floor
# **Plan**



Floor Plan
Site Plan
NORTH
ALLEY
MASSACHUSETTS AVE.
SAWTELLE AVE.
Plot Plan
1601
AXIOTE MEXICAN FOOD
ZA 2012-1135
PROJECT
AXIOTE MEXICAN FOOD
1601 SOUTH SAWTELLE BLVD. LOS ANGELES, CA 90025
ISSUE INFORMATION
REVISIONS
Sheet
01

# Hours of **Operation**

| Days | Timetable |
|---|---|
| Monday | 11:30 am–2:00 pm \| 5:00–11:00 pm |
| Tuesday | 11:30 am–2:00 pm \| 5:00–11:00 pm |
| Wednesday | 11:30 am–2:00 pm \| 5:00–11:00 pm |
| Thursday | 11:30 am–2:00 pm \| 5:00–11:00 pm |
| Friday | 11:30 am–2:00 pm \| 5:00–11:00 pm |
| Saturday | 12:00–11:00 pm |
| Sunday | 12:00–11:00 pm |

# Photo
# **Gallery**

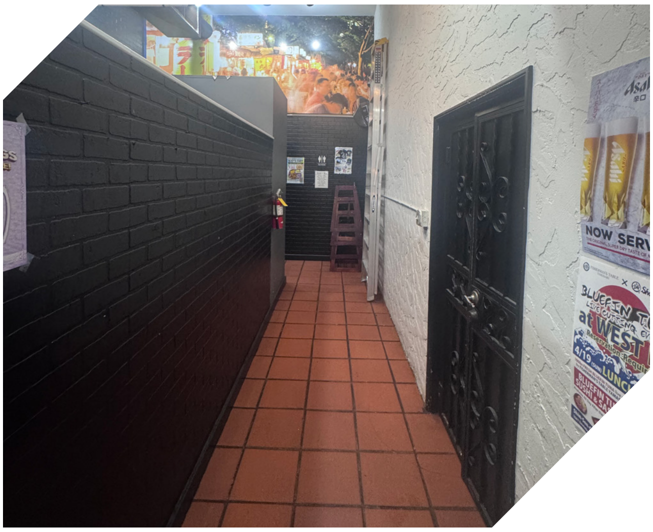
# Photo
# Gallery



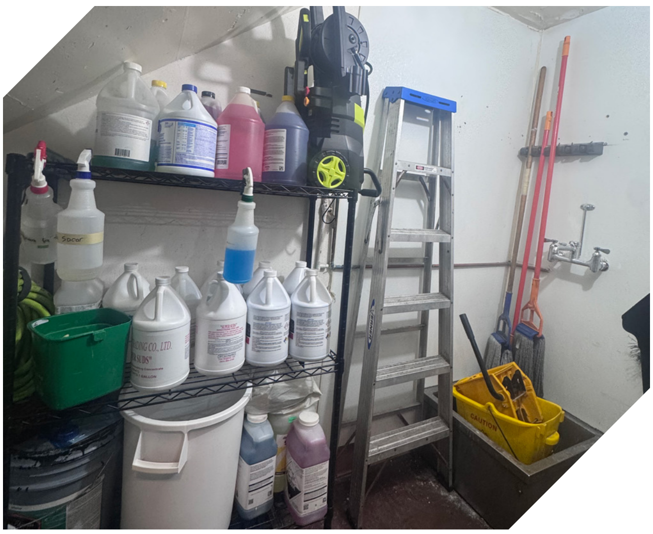
# Photo
# Gallery



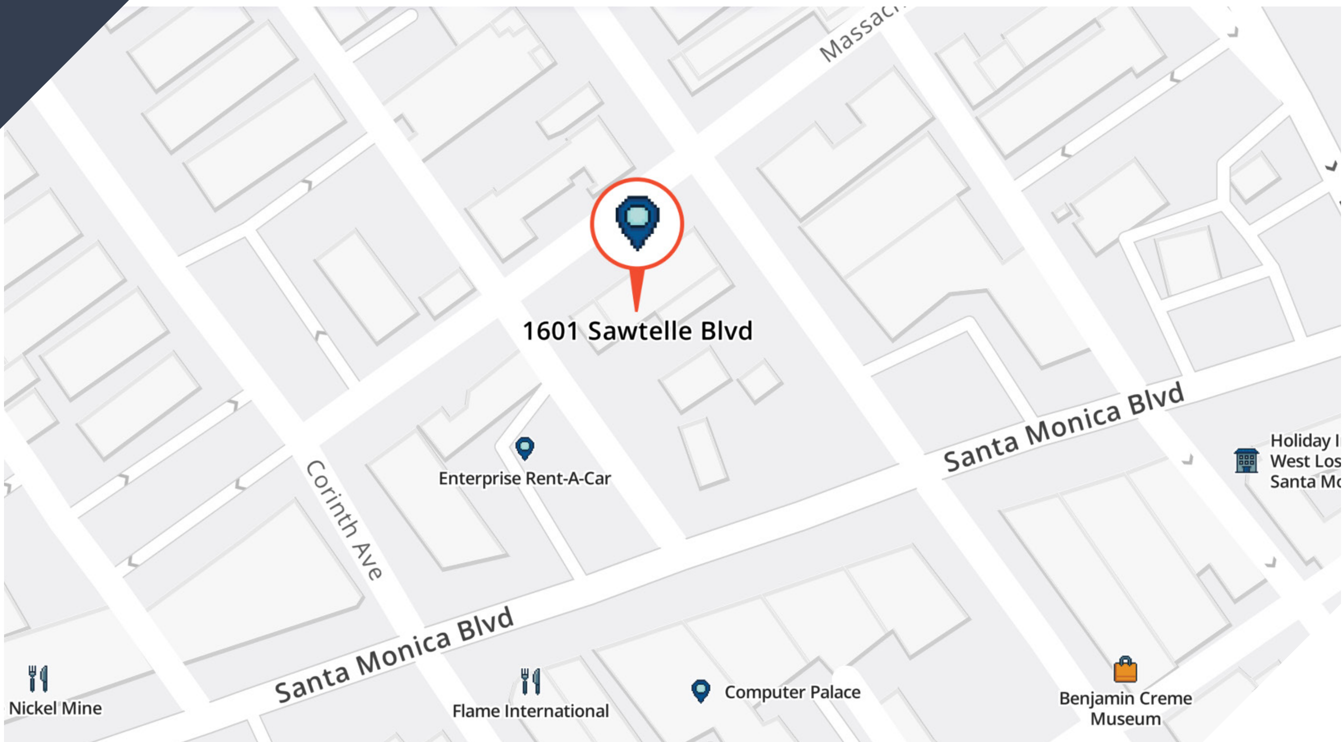

Photo
# Gallery

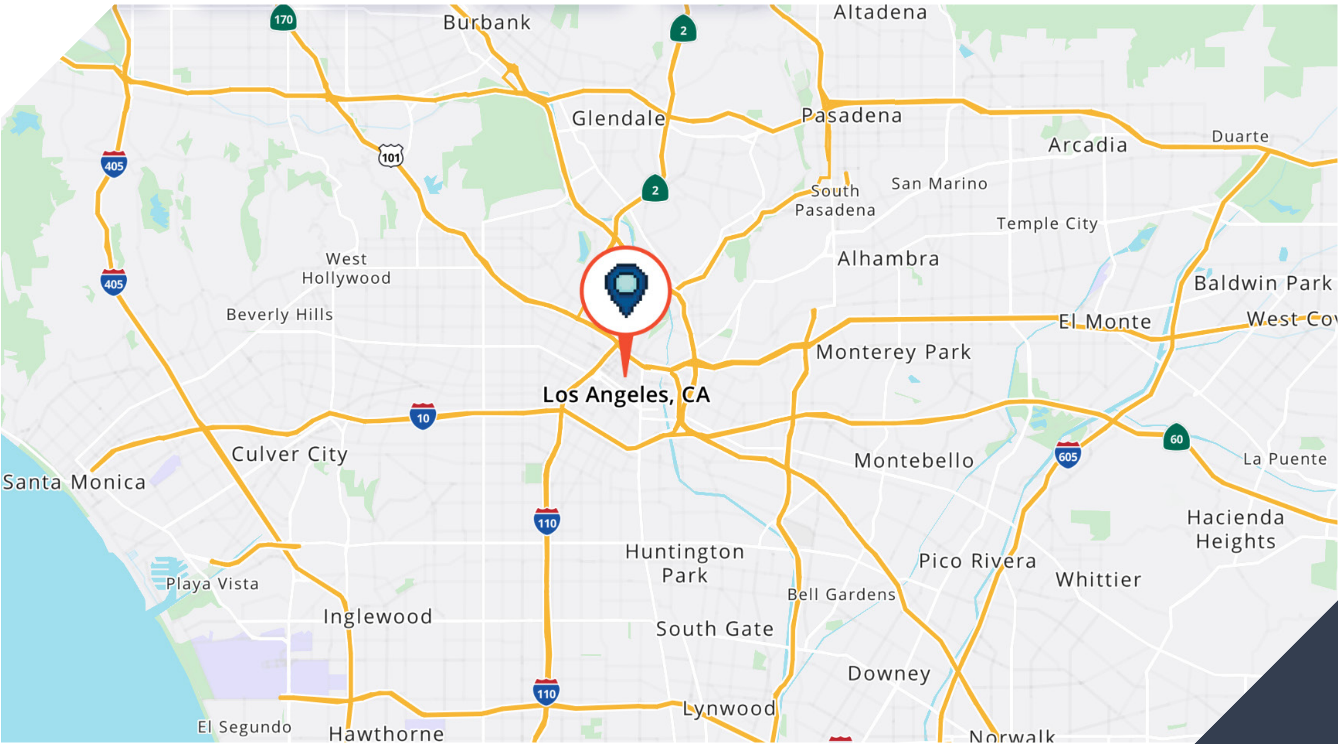




# Maps


Massac
1601 Sawtelle Blvd
Enterprise Rent-A-Car
Corinth Ave
Santa Monica Blvd
Santa Monica Blvd
Holiday I
West Los
Santa Mo
Nickel Mine
Flame International
Computer Palace
Benjamin Creme
Museum


Burbank
Altadena
Glendale
Pasadena
Arcadia
Duarte
South
Pasadena
San Marino
Temple City
West
Hollywood
Beverly Hills
Alhambra
Baldwin Park
El Monte
West Cov
Monterey Park
Los Angeles, CA
Culver City
Santa Monica
Montebello
La Puente
Hacienda
Heights
Huntington
Park
Pico Rivera
Whittier
Playa Vista
Bell Gardens
Inglewood
South Gate
Downey
Lynwood
El Segundo
Hawthorne
Norwalk
170
2
405
101
10
110
605
60

# City
# Profile

*Disclaimer: For the purpose of clarity and context, the following information was excerpted verbatim from an online source.*

**Los Angeles (LA) is the most populous city in the U.S. state of California, and the commercial, financial, and cultural center of Southern California. With an estimated 3.88 million residents within the city limits as of 2024, it is the second-most populous city in the United States, behind New York City, and the largest city in the Western United States. The city has an ethnically and culturally diverse population, and is the principal city of a metropolitan area of 12.9 million people (2024). Even as its population shrinks fastest nationwide, Greater Los Angeles, a combined statistical area that includes the Los Angeles and Riverside–San Bernardino metropolitan areas, is still a sprawling metropolis of over 18 million residents.**

The majority of the city proper lies in the Los Angeles Basin adjacent to the Pacific Ocean in the west and extending partly through the Santa Monica Mountains and north into the San Fernando Valley, with the city bordering the San Gabriel Valley to its east. It covers about 469 square miles (1,210 km2) and is the county seat and most populated city of Los Angeles County, which is the most populous county in the United States with an estimated 9.86 million residents as of 2022. It is the third-most visited city in the U.S. (after New York City and Miami), with over 3.6 million visitors as of 2023.

Los Angeles has a diverse economy with a broad range of industries. Despite a film production exodus from Los Angeles, it is the oldest and one of the larger hubs of film and television production, and its share has suffered historic declines since the COVID-19 pandemic. It has one of the busiest container ports in the Americas, and despite a business exodus from downtown Los Angeles, the city's urban core is evolving as a cultural center with the world's largest showcase of architecture designed by Frank Gehry. In 2024, the Los Angeles metropolitan area had a gross metropolitan product of over $1.295 trillion, making it the city with the third-largest GDP in the world, after New York and Tokyo. Los Angeles hosted the Summer Olympics in 1932 and 1984, and will also host in 2028.

*Source: en.wikipedia.org/wiki/Los_Angeles*

# City
# Demographics

## POPULATION

2025 Estimate: 287,142

2020 Census: 276,026

2030 Projection: 289,455

Growth 2020–2025: 4.03%

Growth 2025–2030: 0.81%

Hispanic Origin: 44,581

## HOUSEHOLDS

2025 Estimate: 124,391

2020 Census: 119,842

2030 Projection: 125,321

Growth 2020–2025: 3.80%

Growth 2025–2030: 0.75%

Owner Occupied: 43,594 (35.05%)

Renter Occupied: 80,798 (64.95%)

## RACE & ETHNICITY

White: 166,220 57.89%

Black: 9,967 3.47%

Am. Indian & Alaskan: 1,485 0.52%

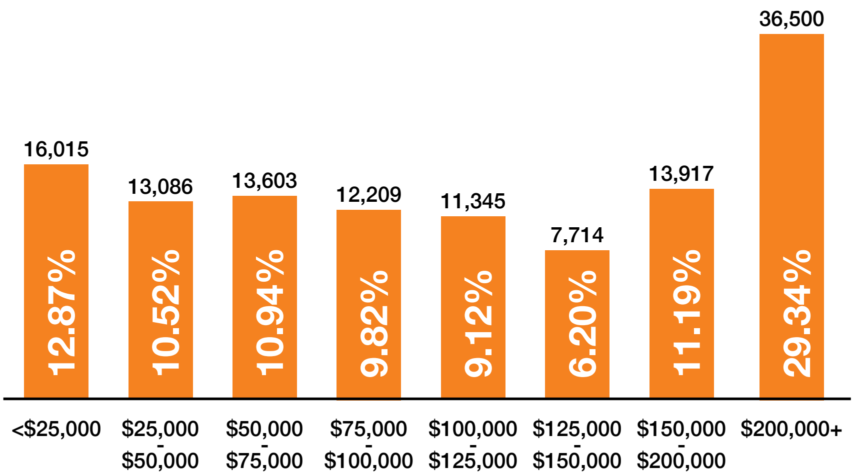
Asian: 54,081 18.83%

Hawaiian & Pacific Island: 371 0.13%

Other: 55,018 19.16%

U.S. Armed Forces: 140

## INCOME BY HOUSEHOLD




Avg HH income **$150,293**

Median HH income **$116,045**

# Seller Disclosure

**California Association of Business Brokers (CABB)**
This form has been provided by CABB for the exclusive use of its members.

| Bkr | Date |
|---|---|
| | |

## Seller's Disclosure Statement

| | |
|---|---|
| SHINSENGUMI RESTAURANT | 1601 WLA, INC |
| Business | Seller |
| 1601 Sawtelle Blvd | JRC Advisors / eXp Commercial |
| Address | Broker |

| | | |
|---|---|---|
| Los Angeles | 90025 | Take Iga |
| City | Zip | Broker's Agent |

This series of questions and answers is to inform prospective buyers about this Business. It is supplied by the Seller to provide relevant information and to answer frequently asked questions, but it does not take the place of the Buyer's inspection of the Business and its financial and other records. Those must be carefully examined and approved by the Buyer. The Broker has not verified the accuracy or completeness of any of the information supplied here by the Seller.

**PLEASE EXPLAIN ALL "YES" RESPONSES IN THE FOLLOWING SECTION**

### A. Business Conditions

| | | YES | NO |
|---|---|---|---|
| 1. | Are you aware of any circumstances in the industry or market area that may adversely affect future profitability of the Business? | | X |
| 2. | Are there any revenues, expenses, assets or liabilities of the Business that are not clearly and accurately reflected in its financial statements or tax returns? | | X |
| 3. | Is the Business in default of any of its financial or contractual obligations? | | X |
| 4. | Has the Business or any of its owners been the subject of any bankruptcy filing, assignment for the benefit of creditors or insolvency proceeding of any kind during the last five years or consulted with any attorney or advisor regarding such proceedings? | | X |
| 5. | Are there any individual customers who account for more than 10% of annual gross sales? If yes, list each by name and indicate the approximate percentage of annual gross sales and any relationship to the Business or its owners. | | X |
| 6. | Are there any commitments to employees or independent contractors regarding future compensation increases, promotions or ownership interests? | | X |
| 7. | Are there suppliers or customers who have a personal or special relationship with the Business or its owners? If yes, list each such person or entity, the nature of the relationship, the approximate total of annual purchases and any special discounts, pricing or other favorable terms that may not be available to a buyer.<br>Explanation: Beit-Shige Trading Corp., a subsidiary of the Shin-Sen-Gumi Group, supplies us with products. | X | |
| 8. | Are any of the employees or independent contractors related to any of the owners of the Business or to one another? If yes, list them by name and describe the relationship. | | X |
| 9. | Have you had or do you anticipate any disputes with the landlord or problems with the premises the Business occupies? | | X |




Take Iga, DRE#: 02112266

| Buyer | Buyer | MS Seller | Seller |
|---|---|---|---|

Business SHINSENGUMI RESTAURANT

| | | | |
|---|---|---|---|
| 10. | Does the premises have any deferred maintenance for which the tenant is responsible?<br>Explanation: **CUP is expired** | X | |
| 11. | Are you aware of any work done to the premises without the proper permits? | | X |
| 12. | Have there been any deaths, violent crimes or other criminal activity on the premises within the last three years? | | X |
| 13. | Are you aware of any substances, materials or products on or near the premises which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, paint, solvents, fuel, medical waste, surface or underground storage tanks or contaminated soil or water? | | X |
| 14. | Is there any equipment used in the Business that is not in good and operable condition, or for which maintenance has been deferred or that is not suitable for current usage? | | X |
| 15. | Are there any items used in the Business that the Seller does not own, such as leased or loaned equipment, consigned resale inventory or employees' tools?<br>Explanation: **Dish Washer** | X | |
| 16. | Does the Business have a franchise, distributorship or licensing agreement? If yes, please provide a copy of each such agreement. | | X |
| 17. | Are there any errors or omissions on the pro forma or adjusted income statement prepared by the Broker from information provided by you? | | X |
| 18. | Have you received notice of pending increases in workers' compensation insurance premiums, revised billings for previous periods or any indication that your insurance carrier may terminate coverage? | | X |
| 19. | Have there been any workers' compensation insurance claims or injuries in the past 12 months that might lead to such claims? | | X |

**B. Regulations**

| | | YES | NO |
|---|---|---|---|
| 1. | Is the Business or its operators required to have any licenses or permits other than a local business license?<br>Explanation: **ABC License** | X | |
| 2. | Are you aware of any pending zoning changes, redevelopment or nearby construction that might affect the Business? | | X |
| 3. | Are there any alleged violations filed or under investigation by the following authorities? | | X |
| | a. Police Department | | X |
| | b. Health Department | | X |
| | c. Fire Department | | X |
| | d. Building Inspector | | X |
| | e. Zoning Commission | | X |
| | f. Water Pollution Control Agency | | X |
| | g. Environmental Protection Agency | | X |
| | h. OSHA | | X |
| | i. Bureau of Alcohol, Tobacco & Firearms | | X |
| | j. EDD | | X |
| | k. Alcoholic Beverage Control | | X |




Take Iga, DRE#: 02112266

| Buyer | Buyer | Seller | Seller |
|---|---|---|---|
| | | MS | |

Business **SHINSENGUMI RESTAURANT**

| | | |
|---|---|---|
| l. | IRS | X |
| m. | CA Department of Tax and Fee Administration | X |
| n. | Franchise Tax Board | X |
| o. | Immigration and Naturalization Service | X |
| p. | Other | X |

**C. Other Considerations**

Does the Business have any of the following?

| | | YES | NO |
|---|---|---|---|
| 1. | Union or other employment agreements | | X |
| 2. | Any employee hired after 11-6-86 without a completed INS Form I-9 on file | | X |
| 3. | Employee stock ownership plan (ESOP) | | X |
| 4. | Underfunded pension liabilities | | X |
| 5. | Profit sharing plan | | X |
| 6. | Accrued back wages, vacation pay or sick leave or claims for same | X | |
| | Explanation: **Mandantory required sick leave** | | |
| 7. | Unpaid medical or other insurance premiums | | X |
| 8. | Lease agreements (other than the premises) | X | |
| | Explanation: **Dish Washer** | | |
| 9. | Advertising contracts (including Yellow Pages) | | X |
| 10. | Equipment maintenance agreements or any other contracts or agreements | | X |
| 11. | Pending or threatened litigation | | X |
| 12. | Unresolved insurance claims | | X |
| 13. | Product liability exposure | | X |
| 14. | Customer warranty obligations | | X |
| 15. | Pending tax or Workers' Compensation refunds | | X |
| 16. | Anticipated supplier rebates | | X |
| 17. | Any outstanding gift certificates, coupons or store credits | | X |
| 18. | Unpaid federal, state, local or other taxes | | X |
| 19. | Customer deposits for security, prepaid goods or services | | X |

**D. General**

| | YES | NO |
|---|---|---|
| Are you aware of any other facts or conditions not disclosed above that may adversely affect the operation of the Business, a buyer's decision to purchase it or the price a buyer might pay for it? | | X |




Take Iga, DRE#: 02112266

| Buyer | Buyer | Seller | Seller |
|---|---|---|---|
| | | MS | |

# Seller
# Disclosure

Business SHINSENGUMI RESTAURANT

**SELLER CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT, AGREES TO NOTIFY BROKER IMMEDIATELY OF ANY MATERIAL CHANGES AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE STATEMENT.**

**SELLER: 1601 WLA, INC**

| Name and Title | By: Signature | Date |
|---|---|---|
| Mitsuyasu Shigeta, CEO | Mitsuyasu Shigeta | 04/25/2026 |

**BUYER ACKNOWLEDGES HAVING REVIEWED THE INFORMATION CONTAINED IN THIS DISCLOSURE STATEMENT AND HAVING RECEIVED A COPY.**

**BUYER: [•]**

| Name and Title | By: Signature | Date |
|---|---|---|
| [•], | | |




Take Iga, DRE#: 02112266

| Buyer | Buyer | Seller | Seller |
|---|---|---|---|
| | | MS | |

# Final
# Thoughts

**The asset sale of Shin-Sen-Gumi Yakitori represents a rare and compelling opportunity to operate in exceptional premises in one of Los Angeles' most competitive and sought-after dining markets. The asset sale includes a fully built out, immediately operational space on Sawtelle Boulevard, an active Type 41 beer and wine license, a fully equipped commercial kitchen, and a gross lease that keeps occupancy costs fixed and predictable through to May 2028. These structural advantages, combined with the location's enduring reputation as one of the city's most sought-after dining destinations, create a foundation that is genuinely difficult to replicate from scratch.**

The surrounding demographic tells a compelling story. Nearly 290,000 residents live within a 3-mile radius, with average household income exceeding $150,000 and close to 30% of local households reporting incomes above $200,000. The Asian population in that same radius represents close to 19% of residents, reflecting an organic cultural alignment with a Japanese dining concept. Population growth across the 3-mile catchment reached 4.03% between 2020 and 2025, pointing to a market that continues to deepen. An experienced restaurateur or entrepreneurial operator who brings marketing energy, delivery platform presence, and a strong dining vision will find the infrastructure already in place to support meaningful revenue growth.

For a buyer ready to step into a well-located, fully equipped space with a valuable liquor license and a favorable gross lease, the asset sale of Shin-Sen-Gumi Yakitori offers exactly the kind of turnkey entry point that is rarely available in this part of Los Angeles. If you want to learn more about this exciting business acquisition opportunity, contact Take Iga today.

# What Happens **Next?**

If you wish to proceed further with your enquiry, please contact the Business Broker – Take Iga - to schedule a Business Inspection. During this meeting, you will have the opportunity to speak to the Seller/s directly, ask further questions and see the business for yourself. The importance of the Business Inspection cannot be overstated – while we hope you have found this Profile informative, it is the next step that will truly determine the suitability of the business to your requirements and specifications.

**STEP 1**

You have just undertaken this Step by reviewing the initial information about the business.

**STEP 2**

Schedule a business inspection, through the Business Broker, giving you the opportunity to analyze it further.

**STEP 3**

If you are ready to move forward you can negotiate a conditional offer for the business.

**STEP 4**

Once the offer is accepted, you will undertake a Due Diligence to verify the accuracy of all relevant business information.

**STEP 5**

At this point you will move on to Contracts organized by both parties' lawyers to ensure you are protected in the transaction.

**STEP 6**

Once both parties sign the contract you can move on to Settlement and take possession of the business.

Broker

# Profile

## Take Iga, CBI, CBB

CEO of JRC Advisors Inc.

Advisor, Vice President of eXp Commercial

DRE: #02112266

**Take Iga, CBI, CBB, is a skilled Certified Business Broker with eXp Commercial. He specializes in selling food and beverage businesses and providing Landlord and Tenant Representation for commercial leasing. Take operates predominantly in the Los Angeles and Orange County regions.**

Beyond his prowess in real estate, Take also leads as the Founder and CEO of JRC Advisors Inc., a reputable firm based in Southern California. JRC Advisors is devoted to assisting restaurant owners in the intricate journey of establishing their ventures. Providing expert counsel on obtaining essential licenses and permits, including CUB and Alcohol licenses, the company aligns with a proficient network of professionals, from general contractors and designers to insurance agents, attorneys, and accountants. This collaborative approach ensures a streamlined and cost-effective experience for their clientele.

Armed with a CBI designation from the International Business Brokers Association (IBBA) and a deep understanding of the commercial real estate and restaurant industries, Take Iga offers bespoke solutions. He prides himself on crafting strategies that address the unique needs and objectives of each client.

### AWARDS:


P. (323) 448-4932

E. admin@jrc-usa.com

JRC ADVISORS | eXp COMMERCIAL

# Confidential **Summary Booklet**

## Thank you for giving us the opportunity of introducing you to your next business venture!

Please contact Take Iga for further details or to schedule a tour.


**Take Iga, CBI, CBB**
E. admin@jrc-usa.com
**JRC Advisors** | eXp Commercial
P. (323) 448-4932