



Profitable Restaurant with Real Estate

Southern Vermont

THE BUSINESS

This well-established, family-owned and operated restaurant has been serving its customers for over 40 years. Located in one of Vermont's premier resort communities, the business has established a strong loyal clientele of locals, visitors, and second homeowners. Over the past 4 years revenue has averaged approximately \$740K resulting in cash flow to its owners of \$300K.

INVESTMENT HIGHLIGHTS

- ✓ Successful established business
- ✓ Valuable commercial real estate
- ✓ Prime location in affluent community
- ✓ Excellent reputation and customer satisfaction
- ✓ Meaningful growth opportunities

FINANCIAL

Fiscal Year	2022	2023	2024	2025
(\$ in 000's)				
Net Sales	\$ 765.0	\$ 761.9	\$ 737.5	\$ 699.2
Cost of Goods	<u>230.2</u>	<u>239.9</u>	<u>232.3</u>	<u>217.0</u>
Gross Profit	534.8	522.1	505.2	482.2
Margin	69.9%	68.5%	68.5%	69.0%
Expenses	353.7	320.6	280.7	302.2
Operating Profit	181.1	201.5	224.5	180.0
Sellers' Discretionary Earnings	\$ 323.7	\$ 324.2	\$ 300.9	\$ 255.3

PRICE AND TERMS

The business is positioned to sell as an independent entity or as an acquisition by another restaurant operator looking to expand their market area. The business is priced at \$1.6 million **including** the real estate.

For Further Information - A detailed offering prospectus is available to qualified buyers upon request.
CBI fees are paid by the Seller