TAPROOM AND BREWERY

Treasure Valley, Idaho Location

SOLD

THE COMPANY

For beer loving entrepreneurs, here is an opportunity to purchase a cool brand, established taproom and a brewing operation at a price below re[illegible]tion cost. The taproom grew at a pace that rapidly absorbed most of th[illegible] capacity of the brewery. While most of the taps in the taproom, are of co[illegible]d for our client's brewery branded beer, additional "guest taps" serve c[illegible]t beer, cider and wine. Additionally, the taproo[illegible]vice is provided [illegible]edded food vendor. The food vendor's [illegible]u is [illegible] "easy prep" [illegible]s not requiring a full kitchen facility. Th[illegible]ome[illegible] food and it [illegible]m in the taproom longer. The taproo[illegible]les [illegible]inment two t[illegible]nes per month. The b[illegible]ness is sem[illegible]ly o[illegible]h the owner [illegible]ing about fi[illegible]to 10 hours per week [illegible]vers[illegible]nagers, mainta[illegible]ocial media [illegible]ues and doing the bo[illegible]apro[illegible]ly staffed including a full time m[illegible] brewery e[illegible]l-tim[illegible]er. Both the manager and brewer [illegible]ontinuing [illegible]ess after a sale.

THE LOCATION

The taproom is locate[illegible] one of the most densely populated (and still growing) areas of [illegible]da County. It is conveniently located near the corner of two major arterials. The taproom is about 2,100 square feet and has a seating capacity of 75. In addition, a large +/-2,500 square foot shared outdoor seating/patio area nearly doubles the available seating capacity. The taproom has an onsite commercial grade pilot (miniature) brewing system. The pilot brewing system allows the brewer to test new recipes without having to brew large test batches in the main brewery that may not be adopted. Additionally, it allows the taphouse to admit minors since with the pilot system it is not considered a bar.

The brewery is located in a separate lower rent building a short distance from the taproom. The brewery primarily produces for the taproom but does have a couple of small wholesale accounts. Given the popularity of the brand, the company has been asked by a larger distributor to expand production in order to accommodate selling to retail outlets and area restaurants and bars. The seller is going to pass that opportunity on to the next owner of the business. Such an expansion would require adding more and larger fermenters and brite tanks.

THE REASON FOR SELLING

The sellers love the business and brand. They are very happy with the investment to open the taproom. They believe the next area of growth could be expansion of brewery capacity to do distribution. The combination of additional investment in expanding the brewery and the difficult logistics of living out of the area, they feel its time to do a handoff to another owner who can take the business to the next level.

THE IDEAL BUYER

An individual or team of owners with management skills, capital and a passion for great craft beer will be a perfect fit for this early growth stage business. Alternatively, another craft brewer, that does not currently have a remote taproom, could relocate our client's production facility into its existing craft brewery, with the double benefit of additional economies of scale in production and obtaining a great taproom location.

ASSETS

Furniture, Fixtures & Equipment	$263,000
Inventory	12,000
Total Assets	**$275,000**

All values provided by Seller

INCOME STATEMENT SUMMARY

Gross Sales (2021)	$417,372
Seller Discretionary Earnings	**$50,677**

Financial information provided by Seller

ADDITIONAL INFORMATION

Additional information gladly provided to financially qualified buyer prospects who submit a Confidentiality Agreement (click on the link below).

RECEIVE ADDITIONAL INFORMATION

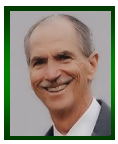
TO RECEIVE ADDITIONAL INFORMATION, please click the link below to fill out and submit an electronic **Confidentiality Agreement**.

https://arthurberry.com/confidentiality-agreement

ARTHUR BERRY & COMPANY

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Randy Limani
208-639-6172
rlimani@arthurberry.com



File 5082 / 20220111

DISCLAIMER: All information contained herein has been provided by the Client Company and while believed to be correct has not been verified. This information, including any recast and/or projections of financial data, reflect considerable assumptions and subjective judgments which may or may not prove to be correct. There can be no guarantees that the Company's past performance is achievable in the future. Arthur Berry & Company makes no representations or warranties as to accuracy, truthfulness or completeness of the information presented herein and shall not be liable for any loss or injury in any way connected to this document. At all times Arthur Berry & Company and its agents are agents for the Seller and not for the Buyer, unless otherwise provided in writing. Recipient must do their own due diligence. Price and terms are subject to change.