

# EAST IDAHO FAMILY STYLE RESTAURANT

## Idaho Falls Location

### THE COMPANY

Located in Idaho Falls, this family style restaurant first opened 12 years ago with an idea of serving home cooked meals to a local crowd. Over the years the locals became regulars, and travelers discovered this hidden gem. Breakfast, lunch, and dinner are served daily in a dining room that seats 65. The restaurant serves as a neighborhood gathering place for locals, and a gathering place for families.

### THE LOCATION

The leased freestanding restaurant building occupies a space of approximately 2,100 square feet, and has a dedicated parking lot for customers. The business is centrally located with over 200,000 people within a 25-mile radius. The Idaho Falls Metropolitan Statistical Area has grown by over 25% in the last 10 years and looks poised to continue that growth.

### THE STRENGTHS

Over their 12 years of operation the owners have focused on high quality food, and hometown service. Sales saw a small decrease thru COVID, but rebounded to record levels in 2021. The owners have seen sales grow significantly over the years. The restaurant is ideally located to capture tourist traffic, has a history of strong financial performance, and is primed to continue growing.

### THE REASON FOR SELLING

After 12 years in business, the owners wish to retire and sell to let a new owner/operator carry on the legacy of the business.

### THE IDEAL BUYER

An individual with restaurant industry experience and a desire to continue the customer focused strategy of the business would be the ideal buyer. The operation is well suited as a family run business.

### THE POSSIBILITIES

The current owners believe the market demand would support additional days and hours of service. The new owner could expand the existing menu, pursue catering, or both!

### ASKING PRICE

**\$235,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$14,300
Inventory	<u>8,000</u>
<b>Total Assets</b>	<b>\$22,300</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales (3-yr Average)	\$700,000
<b>SDE* (3-yr Average)</b>	<b>\$115,000</b>

*Financial information provided by Seller*

*\*Seller Discretionary Earnings*

### REQUEST 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>

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File 5144 / 20221228



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