



605 Big A Road; Toccoa, Georgia
Purchase Price: \$429,000

PERSONAL AND CONFIDENTIAL

	12 Months Ended December 31, 2014	12 Months Ended December 31, 2015	12 Month Ended December 31, 2016	12 Months Ended December 31, 2017	6 Months Ended June 30, 2018	Projected 2018 - Annualized off 6/30/18
Gross Sales	\$1,092,596	\$1,392,906	\$1,202,580	\$1,227,351	\$698,094	\$1,396,187
Net Sales ¹	\$1,016,114	\$1,295,403	\$1,118,399	\$1,141,436	\$649,227	\$1,298,454
Net Income	-\$39,502	\$8,664 0.7%	\$18,970 1.7%	\$8,058 0.7%	\$43,514 6.7%	\$87,028 6.7%
Cash Flow ²	-\$2,143 -0.2%	\$57,301 4.4%	\$67,850 6.1%	\$54,173 4.7%	\$75,990 11.7%	\$151,980 11.7%
Purchase Price	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000
Potential Return ³		13.36%	15.82%	12.63%	35.43%	35.43%
		Cash Flow with Add Backs ⁴	\$103,850	\$89,673	\$100,990	\$201,980
		Potential Return	24.2%	20.9%	47.1%	47.1%
Debt Service Ratio ⁵		2.06 x	2.45 x	1.95 x	5.48 x	5.48 x

1. Open 6 days/week; Current Owner took Restaurant back in late 2013
2. Cash Flow: Net Income + Interest + Depreciation + Owners Salary
3. Potential Return: Cash Flow/Purchase Price
4. Cash Flow plus add-backs/US Food & Pepsi Rebates
5. DSC (EBITDA/Annual P&I) - loan assumptions: 80% LTV, 20 year amort, 5.25%

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