

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445

TYPE OF BUSINESS: FULLY EQUIPTED RESTAURANT WITH DEEP FRYERS, FLAT GRILLS,
GREASE TRAP! *READY TO OPEN*

ADDRESS: STONE MOUNTAIN, GA

PRICE: PURCHASE \$60,000.00 WITH \$30,000.00 DOWN, OWNER
FINANCE BALANCE.
LEASE OPTION: \$18,000.00 DOWN WITH \$2,500.00 LEASE
PAYEMENT PER MONTH.

MONTHLY RENT: \$2,600.00 INCLUDES C.A.M., TAXES & INSURANCE

LEASE TERM: 5 YEARS WITH 5 YEAR OPTION

BUSINESS EST: 12 YEARS APPROX.

SQUARE FEET: 2,500 SQ. FT. INSIDE WITH 700 SQ. FT. DECK

REASON FOR SALE: CLOSED READY TO OPEN!!

SEATS: 60 PEOPLE INSIDE
30 PEOPLE DECK

SPECIAL FEATURES: GREAT LOCATION WITH OUTSIDE DECK, GREAT FOR COUNTRY STYLE
RESTAURANT, READY TO OPEN JUST BRING YOUR CONCEPT!!

SHOWING INSTURCTIONS***CONFIDENTIAL*******

**OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE
OUTSIDE WITHOUT THE EMPLOYEES KNOWING.**

GEORGIA REALTY SPECIALISTS AND THEIR AGENTS ARE NOT INVOLVED IN PRODUCING THE ABOVE FIGURES
AND DO NOT WARRANT THEIR ACCURACY OR RELIABILITY. THE ABOVE INFORMATION HAS BEEN PROVIDED
BY THE SELLER AND IT IS THE BUYER'S RESPONSIBILITY TO VERIFY THE ABOVE FIGURES. SELLER AGREES TO
PROVIDE BOOKS AND RECORDS NECESSARY TO PROVE THEIR FIGURES WITH THE OFFER TO PURCHASE.

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:
FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

EQUIPMENT LIST PAGE 1

REGISTER
FACSIMILE MACHINE
DOUBLE DOOR GLASS REFRIGERATOR (Smaller of the two : between the kitchen & dishwasher)
WHITE SINGLE DOOR FREEZER
ICE MACHINE
BREAD WARMER
WOODEN REGISTER VAR & MATCHING SAFE
WALK IN REFRIGERATOR USED AS STORAGE
STEAM TABLE
STOVE
THREE COMPARTMENT SINK
DISHWASHING MACHINE
WHITE RESIDENTIAL FREEZER
11 BOOTHS
16 DINING ROOM TABLES
6 PICTURES ON WALL
4 SPEAKERS
1 SATELLITE DISH AND ASSOCIATED DV3 PLAYER
GLASSWARE (Coke Water Glasses only not non-original tall fluted water glasses (with rack), wine glasses (with racks) or beer glasses) & CUPS.
MOP BUCKET
4 GARBAGE CANS (two large and two small)
PLATES
SILVERWARE
TWO BEER KEGS
2 STAINLESS STEEL TABLES
2 STAINLESS STEEL RACKS (used in walk-in storage)
DISHWASHER RACKS (unless with water or wine glasses noted above)
22 CHAIRS
CEILING FANS
TABLES CONNECTED TO DISHWASHER
COFFEE MACHINE (Mr Coffee with Silver Pot)
2 HAND SINKS (Kitchen and Server Station)
PREP SINK
RUBBER MATS
ICE TEA MACHINE
1 MEAT GRINDER
1 SANDWICH REFRIGERATION UNIT
1 LARGE TABLE TOP FRYER
ASSORTED COOKING, SERVING AND STORAGE UTENSILS
4 ROCKING CHAIRS
BIG STAINLESS STEEL RACK IN DISHWASHING ROOM
1 PANASONIC TV
STEREO RECEIVER & CD CHANGER
CONTINUES.....

EQUIPMENT LIST PAGE 2

2 STYLISH GREEN/BROWN CEILING FANS
4 OUTDOOR CEILING FANS
2 ETAGES (Freestanding glass shelves: one in dining room, one outside bathrooms)
6 FANCY CHANDELIERS
8 FANCY WALL SCONCES
2 HIGH CHAIRS
2 TRAY STANDS
2 MICROWAVES
CURTAINS
2 DECORATIVE PLATES ON WALL
A RED TABLECLOTH ON ALL DINING ROOM TABLES
BATHROOM FURNINSHINGS (2 wood tables, 4 pictures on walls, 4 wicker baskets and 2 white garbage cans)
CARPETING
SALT & PEPPER SHAKERS & SUGAR HOLDER ON EACH TABLE
1 MOP SINK
NEW GREASE TRAP: 2008 COST: \$5,500
BLACK GENIE VACUUM TO CLEAN GREASE TRAP
OUTDOOR DECK (COST WAS \$8,132.27/BUILT IN APRIL 2005)