


Village Land Shoppe - (928) 525-1125 - WWW.VILLAGELANDSHOPPE.COM

Client Detail Report

Listings as of 07/01/10 at 9:59am

Active 06/30/10	Listing # 141732 County: Coconino	1530 S Riordan Ranch St Flagstaff, AZ 86001 Cross St: Chambers	Listing Price: \$39,900
		Prop Type Business Opportunity	Prop Subtype(s) Cafe-Restaurant-Bar
		Region NWC - 157	
		Year Built 1983	Approx Square Feet 1485 County
		APN 10319001W	Price/Sq Ft \$26.87
		DOM 1	Lot Acres (approx)

[See Additional Pictures](#)**Listing Office** Village Land Shoppe**Directions** South Milton to Chambers next to Hastings

Marketing Remark Tasty new business opportunity! TCBY franchise for sale. 19 years in this prime Milton location. Close to NAU, next to Hastings and the new Bookmans. \$1550 per month lease. Other fees are a \$5000 franchise fee and an 11 day training school for \$2000. All equipment, signs and inventory included. Call for more details.

Key Words

LP/Grs Sales	CLO	Net Op Income	\$20-29,999
Down Payment	Submit	Gross Sales	\$100-149,999
Bldg/Space Size	1,000-1,499	No. Units Model	1-20
REO	No	Short Sale	No
Business Name	TCBY	Amount/Month	1550
Zoned	C009	Gross Sales	145717.74
Cost Goods	61,279.59	Op Expense	63665.25
Net Op Income (NOI)	20772.90	SPDS	Yes

Features

Sale Price Includes	Business, Fixtures, Equipment, Inventory, Personal Property	Existing Finan/Fees	Franchise Fee
Info On File	Balance Sheet, Profit/Loss, SPDS	Wants	Cash
Training	Two Weeks (11 days)	Tenant Pays	Electric, Water/Sewer
Management	Owner	Parking Space	21+ (Shared lot)
Heating/Cooling	Central A/C	Floors	Ceramic Tile
Location	Shopping Ctr/Mall		

Featured properties may not be listed by the office/agent presenting this brochure.

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