



BOWLING & ENTERTAINMENT CENTERS  
BROKERAGE . APPRAISALS . CONSULTING  
www.mischelcompany.com



www.TheHansellGroup.com

## BOWLING CENTER VALUATION SERVICES OFFERED

### I. Estimate of Likely Sales Price – Detailed Analysis

This is a complete in-depth analysis of the center, including the location, market, facility, equipment, competitive situation and other factors. We thoroughly review financial statements, league schedules, the demographic composition of the population base in the market area, sales of comparable centers and other significant data. It presents our best opinion as to what the likely sales price would be if the center were placed for sale on the open market today. This will be accepted by some banks, other financial institutions, the I.R.S., attorneys and CPA's, etc. However, this report will not be suitable to support a bank loan in a "Federally-Related Transaction" regulated by FIRREA.

1. The fee for an Estimate of Likely Sales Price including a personal visit to inspect the property is \$6,000 plus travel expenses.
2. If no personal visit is made and the Estimate is based on documents submitted by the proprietor, the fee is \$5,000.

### II Estimate of Likely Sales Price – Summary Report

This report is much more limited in scope. The analysis and discussion are briefer and less detailed although the same material is reviewed. A Summary Report is appropriate for partner buy-outs, "comfort" for a bank with an outstanding loan, to establish a basis for gift taxes or estate tax planning, or just to give a proprietor some indication of what his center would be worth if he were to sell it today.

1. The fee for a Summary Report including a personal visit to inspect the property is \$4,500 plus travel expenses.
2. If no personal visit is made and the Summary Report is based on documents provided by the proprietor, the fee is \$3,500.

### III. Indication of Value

This report is designed to provide a likely range of values to a proprietor considering the possibility of selling a center. This is a two-page report which will enable a proprietor to make a preliminary assessment of the feasibility of selling the center and to decide if a sale would enable him/her to achieve his/her goals. In most cases, this report can be based on a review of the center's financial statements and a telephone conference. If the owner ultimately lists the center for sale with Mischel & Company, the valuation fee will be credited against the final sales commission. The fee is \$1500.

*Fifty percent of valuation fees are payable upon acceptance of the assignment, with the balance due when the reports are submitted. Estimated travel expenses are payable in advance, with any adjustments in actual costs made with the final billing.*

**Bowling & Entertainment Centers – Full-Service Brokers, Appraisers and Financial Advisors**  
432 Bonito Ave – Imperial Beach, California – 91932  
PHONE (619) 423-2001 – FAX (886) 882-5870 – [mischelco@msn.com](mailto:mischelco@msn.com) . [www.mischelcompany.com](http://www.mischelcompany.com)