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OFFERING SUMMARY

AMERICAN DINER WITH FULL BAR AND LARGE PATIO IN HOLLYWOOD

DESCRIPTION:

Overview: This Cafe is a successful and cash-flow-positive breakfast and lunch establishment located in a bustling area of Los Angeles. Renowned for its delectable pancakes and diverse menu, the café has quickly gained a reputation as a favorite dining spot. The addition of a full bar and a beautifully designed patio enhances its appeal, offering a unique dining experience that caters to a variety of tastes and preferences.

Location: Conveniently situated in a high-traffic neighborhood of Los Angeles, The Cafe benefits from excellent visibility and accessibility. Its charming patio provides a picturesque and inviting outdoor space, making it a standout feature and a key for patrons looking to enjoy their meals al fresco.

Concept: This Cafe specializes in an array of breakfast and lunch options, with a particular focus on its signature waffles. The menu includes a variety of waffles and pancake flavors, toppings, and accompaniments, alongside gourmet coffee and fresh, seasonal dishes. This business also features a full bar, offering a selection of craft cocktails, fine wines, and local beers, adding a sophisticated touch to the dining experience.

Financial Performance: The restaurant is financially robust and has a cash flow-positive position, reflecting strong operational efficiency and consistent profitability. The introduction of the full bar has contributed significantly to revenue growth, enhancing the restaurant's overall financial performance. Effective cost management and a loyal customer base have ensured a healthy profit margin and a solid return on investment.

Patio Experience: This Cafe boasts a beautifully designed patio that provides an inviting and relaxing outdoor dining experience. The patio is thoughtfully landscaped and furnished to create a comfortable and enjoyable environment for guests. This space is a key asset, attracting customers who appreciate the combination of good food, pleasant surroundings, and the option to enjoy beverages from the full bar in an open-air setting.

Customer Experience: This business is celebrated for its exceptional customer service and friendly atmosphere. The staff is trained to provide attentive and personalized service, ensuring that every guest has a memorable dining experience. The full bar complements the menu, offering a range of beverage options that enhance the overall dining experience, whether for a casual brunch or an evening out.

Market Position: This business has carved out a prominent position in the Los Angeles breakfast and lunch market, distinguished by its high-quality offerings, distinctive pancake creations, and comprehensive bar menu. This restaurant's unique combination of a beautiful patio and full bar has set it apart from competitors, making it a top choice for both daytime meals and evening socializing.

Future Growth: With its solid financial performance and strong market presence, THE WAFFLE is well-positioned for future growth. Plans include expanding the menu to introduce new and innovative dishes, enhancing community engagement efforts, and exploring additional revenue opportunities to further solidify its market position and profitability.

In summary, this Cafe is a thriving and cash-flow-positive business that combines a focus on delicious waffles, pancakes, and a diverse menu, a full-service bar, and a stunning patio. Its commitment to quality, exceptional service, and a distinctive dining experience has established it as a beloved establishment in Los Angeles.

This restaurant has been featured on Food Network's "The Best Thing I Ever Ate, as well as LA Travel Guide and CW Network's "Food Bites".

LEASE		BUILDING INFO.	
Monthly Rent:	\$16,200	Square ft:	3766
Expiration:	2032	Patron capacity:	111
Options:	Buyer to qualify	Patio:	Yes 1265 SF
Deposit:	Buyer to qualify	Hours of Operation:	7 to 3 p.m.

OPERATIONS		FINANCIALS	
Years established:	2008	Monthly sales:	\$155K
No. of employees	30+	Monthly cash flow:	\$25k+
Monthly payroll:	\$74K	Annual Sales:	\$2.4m avg
Absentee run:	Yes, however, the income is based on owner-operator	Annual Revenue:	\$320k+ (approx.)

PRICE: Call for pricing. Submit offers to Steve@PacificRB.com with Proof of Funds, or call (949) 427-0414