



Business for Sale

A photograph of a dark grey sign for 'SARANAC PUBLIC HOUSE'. The sign features a small white icon of a beer glass above the word 'SARANAC' in large, white, sans-serif capital letters. Below 'SARANAC' is the text 'PUBLIC HOUSE' in smaller, white, sans-serif capital letters, flanked by two horizontal lines. The sign is mounted on a brick building. In the background, there are trees and a wooden structure with string lights.

SARANAC
— PUBLIC HOUSE —

Saranac Public House Business

21 WEST MAIN AVENUE, SPOKANE, WA 99201

PRESENTED BY:

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PROPERTY SUMMARY

SARANAC PUBLIC HOUSE BUSINESS

21 WEST MAIN AVENUE
SPOKANE, WA 99201

OFFERING SUMMARY

SALE PRICE:	\$500,000
BUILDING SIZE:	3,651 SF
GROSS REVNUUE:	\$1,401,000
NET REVENUE	\$223,500
ESTABLISHED:	2009
SEATING CAPACITY	124 + Outdoor Patio seating for 36



DOWNTOWN SPOKANE'S FAVORITE PUBLIC HOUSE

The Saranac Public House - Real Food, Great Beer, Fine Wine & Hand-Crafted Spirits. Since 2009 The Saranac Public House has been offering high quality ingredients from local, all natural & organic sources whenever possible bringing fresh, local & healthy dining options.

SARANAC HIGHLIGHTS

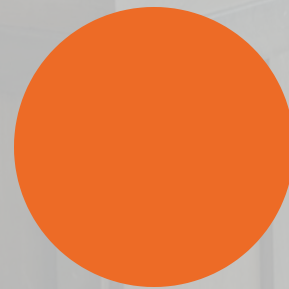
- Since 2009 The Saranac Public House has been offering high quality ingredients from local, all-natural & organic sources whenever possible bringing fresh, local & healthy dining options.
- Wonderful Outside Patio
- Roof Top Patio for Events and Parties
- See more @ saranacpub.com



**Established Business
for over 17 years**

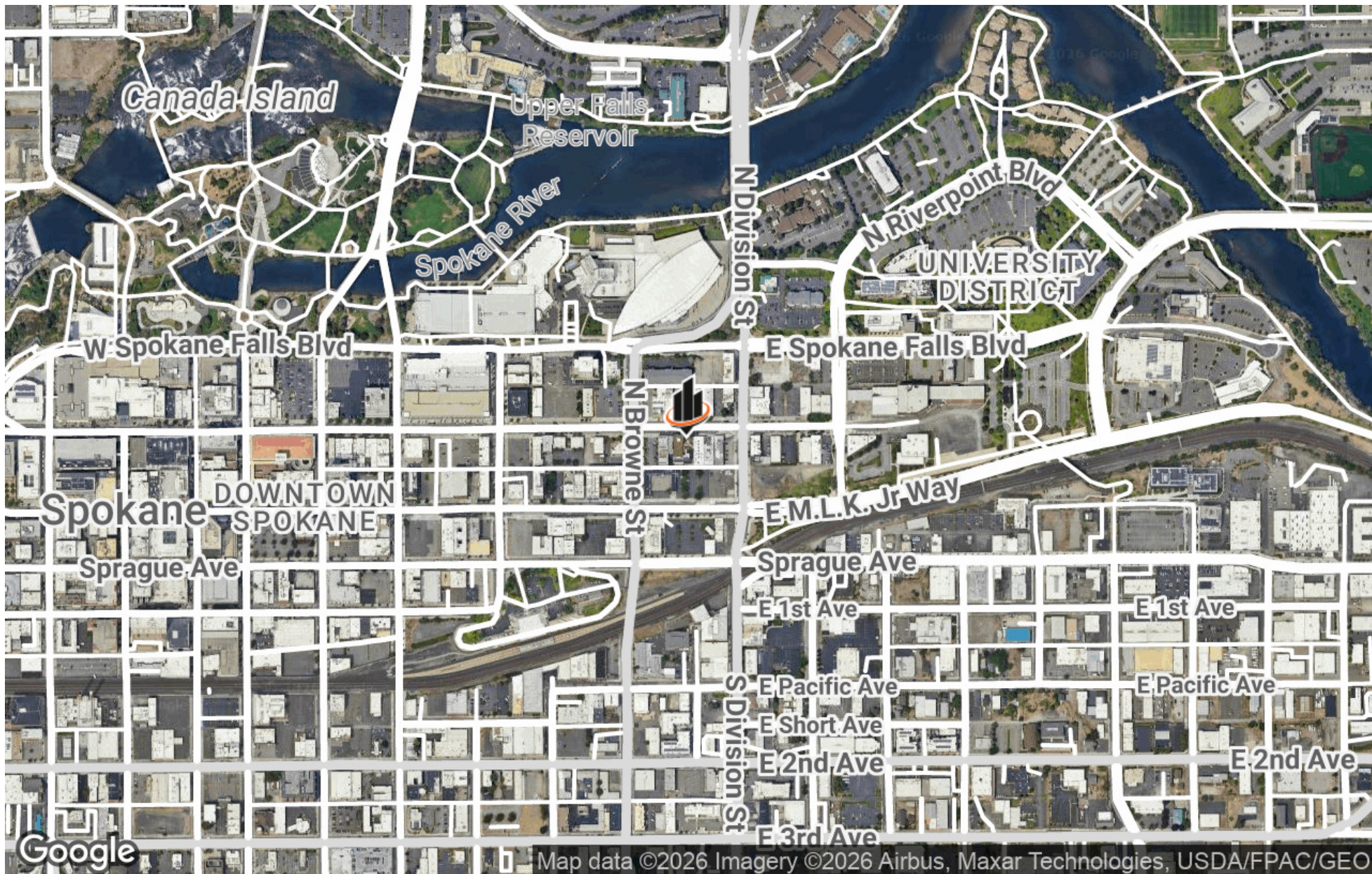


**Outside patio on
Main Street**



**Roof top patio for
events & parties**

AERIAL MAP



PRO FORMA

Property Information	
SALE PRICE	\$500,000
RESTUARANT SIZE	3,651 SF
MONTHLY LEASE RATE	\$4,919
ANNUAL LEASE RATE	\$59,033
SEATING CAPACITY	124
OUTSIDE PATIO SEATING	20
ROOF TOP PATIO - EVENTS	50

Proposed Financing On Sale	
% DOWN	30%
DOWN PAYMENT	\$150,000
LOAN AMOUNT	\$350,000
INTEREST RATE	7%
LENGTH OF LOAN	20 - Years
MONTHLY PAYMENT	\$ 2,697.81
ANNUAL DEBT SERVICE	\$ 32,373.71

Valuation	
GROSS SALES	1,401,000
COST OF GOODS & EXPENSES	\$1,177,790
NET OPERATING INCOME	\$223,550
LESS: LOAN PAYMENT	\$32,373.71
BEFORE TAX CASH FLOW	\$191,175.22

Valuation Table	
GROSS SALE \$1,401,00 X .35 =	\$500,000
GROSS PROFIT \$414,101 X .82 =	\$500,000
EBITDA \$223,550 X 2.24 =	\$500,000



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Collective Strength, Accelerated Growth

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