

~~DEMONSTRATION~~ GREEK CAFE

Demonstration Greek Cafe situated in the very busy Area of Gauteng, is for sale. This lovely restaurant is conveniently located close to some of the busiest places of interest . To mention just a few: right next to the ever popular Wimpy roadhouse, opposite the planet fitness, and in close proximity to lake golf course. The Main road passing right past the restaurant gives tremendous exposure to this little piece of Greece.

Parking space there is more than enough of, and the sushi bar and outside seating area are big favourites in the summer heat.

With the opportunity to franchise, expand the kitchen and seating area, and setting up a kiddies play area, this restaurant holds even more potential than anticipated.



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lovely big windows for natural light and scenery



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Lease agreement of Restaurant

(Please note that the full lease agreement is available upon request)

Key points in the lease are as follows:

Rent

An amount of R17 000.00 (Seventeen Thousand Rand) is payable per month for the first Year. In the Second year an amount of R22 000.00 is payable per month. And in the years following, a 10% increase per year.

Note: these fees are payable to the Lessor on the first business day of every month.

Rent fees excluding operating costs, Water & Electricity and VAT

Lease Period

This Lease will come into effect on the 1st of August 2012 and will continue for 5 (Five) years from this date with the option to renew the contract for a further 5 years.

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Detailed List of Assets

Asset	Qty	Purchase price each	Total Purchase price
Under Bar Fridges	2	15,000.00	30,000.00
Under Bar Fridges	2	12,000.00	24,000.00
Double door Standing Up fridge	1	6,500.00	6,500.00
Freezer Room	1	25,000.00	25,000.00
Cold Room	1	23,000.00	23,000.00
Sushi Fridge	1	9,000.00	9,000.00
Bar Display Fridge	1	2,200.00	2,200.00
Large chest freezer	1	4,400.00	4,400.00
Canopy & extractor Fan	1	1,200.00	1,200.00
12 Burner griller	1	7,000.00	7,000.00
12 burner flat top griller	1	7,000.00	7,000.00
Chip rack	1	3,500.00	3,500.00
2 pan floor mixlel chop fryer	1	5,300.00	5,300.00
Boiling table 4 burner	1	3,500.00	3,500.00
Toaster anvil	1	1,900.00	1,900.00
Microwave (Small)	1	400.00	400.00
Defy double door oven	1	3,500.00	3,500.00

Detailed List of Assets

Asset	Qty	Purchase price each	Total Purchase price
Microwave Large	1	1,200.00	1,200.00
Dish washer	1	11,500.00	11,500.00
Ban Marie	1	3,800.00	3,800.00
Anvil plate warmers	2	5,000.00	10,000.00
Milkshake machine Hamilton	1	2,500.00	2,500.00
Stainless steel tables	4	1,300.00	5,200.00
Digital scale	1	1,200.00	1,200.00
Brasilia espresso machine	1	25,000.00	25,000.00
Coffee grinder	1	6,500.00	6,500.00
Double food warmer	1	2,000.00	2,000.00
Rice cooker	1	800.00	800.00
Air conditioners	3	5,000.00	15,000.00
Chairs	77	500.00	38,500.00
Tables	30	1,000.00	30,000.00
Benches (6 seater)	8	1,300.00	10,400.00
Lounge set	1	1,500.00	1,500.00
Blinds	1	64,000.00	64,000.00
Barrels	6	150.00	900.00

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Detailed List of Assets

Asset	Qty	Purchase price each	Total Purchase price
Murals	1	5,000.00	5,000.00
Display cabinet	1	7,000.00	7,000.00
Point Of Sale system	1	75,000.00	75,000.00
Gas heater	1	1,200.00	1,200.00
Electric heaters	4	300.00	1,200.00
Fountain (water feature)	1	3,000.00	3,000.00
Deck	1	25,000.00	25,000.00
Sound system (Sony)	1	8,500.00	8,500.00
Filling cabinet	1	500.00	500.00
Chafing dish	3	350.00	1,050.00
Total Value of Assets			514,850.00

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Stock on Hand



Stock is valued at approximately R67 581.51
and a detailed stock list is available upon request

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Income Statement October 2012 – December 2012

October 2012

Sales	R 166,945.60
Cost of Sales	R 59,904.44
Gross Profit	R 107,041.16

Expenses

Water & Electricity	R 6,000.00
Rent	R 22,000.00
Salaries	R 16,000.00
	R 44,000.00

Nett Profit (October 2012) R 63,041.16

November 2012

Sales	R 185,838.15
Cost of Sales	R 67,179.24
Gross Profit	R 118,658.91

Expenses

Water & Electricity	R 6,000.00
Rent	R 22,000.00
Salaries	R 16,000.00
	R 44,000.00

Nett Profit (October 2012) R 74,658.91

December 2012

Sales	R 215,417.10
Cost of Sales	R 77,380.43
Gross Profit	R 138,036.67

Expenses

Water & Electricity	R 6,000.00
Rent	R 22,000.00
Salaries	R 16,000.00
	R 44,000.00

Nett Profit (October 2012) R 94,036.67



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liquor license



Menu

Meze

Create your own Platter...

Halloumi (V)	R29-95
Fried Brinjals (V)	R21-95
Tiropita (V) Feta & herb phyllo pies	R29-95
Spanakopita (V) Spinach & herb phyllo pies	R29-95
Dolmades (V) Vine leaves stuffed with rice and herbs	R29-95
Keftedes Traditional Greek meatballs	R29-95
Sheftalia Traditional Greek sausage	R34-95
Calamari	R35-95
Squid Heads	R29-95
Dip & Pita Platter	R34-95
Meze Platter for one	R69-95
Meze Platter for two	R129-95
Oysters	S.Q

Dips

Taramasalata	R21-95
Tzatziki	R16-95
Skordalia	R16-95
Hummus	R16-95
Olive Tapenade	R16-95

Salata - Salad

Greek Salad	Single R24-95	Table R44-95
Rosa tomato, cucumber, feta, calamata olives & onion served on a bed of lettuce dressed with olive oil & oregano		
Salmon & Creamy Feta	R54-95	
Thinly sliced smoked salmon, spring onion, avo, creamy feta & rosa tomatoes.		
Chicken & Halloumi	R56-95	
Grilled chicken breast, halloumi, avo, pepperdews, cucumber & spring onion		

Kreas - Meat

Served with a starch of your choice

Rump 300g	R69-95
500g	R109-95
T-Bone 500g	R99-95
Ribs 500g	R79-95
1kg	R129-95

Seafood

Served with a starch of your choice

1Kg Queen Prawns	R99-95
Butterflied prawns served in lemon / garlic butter or hot & spicy	
1.5 kg Langoustines	R299-95
Butterflied langoustines grilled in lemon / garlic butter or hot & spicy	
Calamari Grilled or deep-fried	R59-95
Hake	R39-95
Catch of the Day	R69-95

Kota- chicken

Half Chicken	R55-95
Flame grilled to perfection served Lemon & herb or hot & spicy with a starch of your choice	

Traditional

Light Meals

Yiro in Pita	R32-95
Pita filled with tender strips of beef, tomato, onion and dressed with creamy tzatziki	
Souvlaki in Pita	
Tender cubes served in pita with tomato, onion & dressed with creamy tzatziki	
Chicken / Pork	R29-95
Lamb	R34-95

Main Meals

Kleftiko	R119-95
A traditional Greek lamb dish slowly roasted in the oven, infused with lemon & herbs served with a starch of your choice	
Yiro Plate	R69-95
Thinly sliced tender strips of beef served with pita, chips, salad & tzatziki	
Souvlaki Grill	
Skewers of tender cubes served with pita, chips, salad & tzatziki	
Chicken / Pork	R59-95
Lamb	R69-95
Moussaka	R59-95
Traditional Greek dish of spiced mince with layers of sliced fried brinjals & potatoes topped with a rich béchamel sauce & cheese	

Pasta

Pastitsio	R59-95
A delicious oven baked dish of mince & macaroni infused with tomatoes, herbs topped with a rich béchamel sauce & cheese	
Keftedes in Red Sauce	R49-95
Traditional Greek meatballs cooked in a rich red sauce served on spaghetti	
Spaghetti Bolognese	R49-95
The Greek way	





Break Plates!



Belly Dancer

Entertainment

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NOTES

- Demonstration Greek Café has only been operational since Aug 2012.
- That being the case, the achieved sales and profit figures are relatively low, because it is early days and the restaurant is becoming better and better known, and figures are increasing month by month.
- For valuation purposes we have used the figures achieved during October, November, and December 2012.
- Considering the prime location and huge potential to grow exponentially, with the available space, as well as it being relatively unknown presently, the value of this business would be taken at a multiple of 3 years net profit.
- Because October November December are the best 3 trading months, we are reducing the value by 40%.
- Assets of the business are valued at R514,850.00 and stock is valued at R67 581.51 both of which are included in the value of the business.
- The reduction of 40% of the value of the business is again being ultra conservative because, the business had been valued in the early days of the business's existence, and as the business becomes more known, turnovers are going to increase substantially.

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Valuation

- Total Net profit for 3 months October, November, December 2012 = R 231,736.74
- Annualised = R926,946.96
- 3 years Nett Profit and value of business = R2.78million.
- Reduced by 40% = true value of the business = R1.67million.

Conclusion

The valuation of R1.67million is an extremely conservative valuation and very good value for money

