

Food Related

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility Size	Listing Number
Night Club	Great nightclub. Large size. Open only 3 nights a week. Great potential with more marketing and catering. Do not wait.	Riverside S. Riverside County	\$ 195,000	\$ 4,000	\$ 199,000	Negotiable	\$ 480,000	Asset Sale	9,600 + 1,800 Upstairs	4177-2 MS
Thai Cuisine	Established Thai Cuisine on busy corner. Seats 26. Established 18 years. Current owner 5 years. Motivated. Make offer	Orange Los Alamitos	\$ 60,000	\$ 3,000	\$ 63,000	Cash	\$ 120,000	Asset Sale	970 Sq. Ft.	4176-2 MS
Deli Café	Great looking deli and café on busy Pine Ave with beer and wine. Low rent. Walk-in cooler and freezer.	LA Long Beach	\$ 79,000	\$ 3,000	\$ 82,000	Cash	\$ 132,000	Asset Sale	1010 Sq. Ft	4175-2 MS
Mexican Fast Food Grill	Mexican Fast Food – Grill. Sit down – take out. Fair rent. Great location. Absent owner. Strong latino area. May add beer. Strong sales.	Orange La Habra	\$ 195,000	\$ 4,000	\$ 199,000	Negotiable	\$ 400,000	\$ 70,000 Own. Oper	1800 Sq. FT.	4173-2 KU
Coffee Shop	\$800,000 gross sales. Rent \$1.20 / Sq ft. Profitable. Ample parking. Seller ill very motivated. Price Negotiable. Make offer now.	Los Angeles Pomona	\$ 50,000	\$ 13,000	\$ 63,000	Cash	\$ 800,000	\$ 36,000	5500 Sq. Ft	4171-2 JK
Bar & Saloon	Great established Bar business in Mammoth Lakes, perfect for owner operator, Beer Bar & Saloon with Pool Table	Mono Mammoth Lake	\$ 79,000	\$ 3,000	\$ 82,000	50%	\$ 163,038	\$ 32,282	1250 Sq. Ft	4170-2 MS
Med / Middle East Food	Mediterranean / Middle Eastern Persian food. Looks great. Busy center with grocery store. Seats 34. Motivated seller.	LA Santa Clarita	\$ 95,000	\$ 4,000	\$ 99,000	Cash	\$ 264,000	Asset Sale	1200 Sq. Ft	4169-2 MS
BBQ Rib Restaurant	Very nice. Seller spent 1 million dollars 5 years ago on build out. 47 liquor license. New OC city. Menu can be changed with landlord OK	Orange South County	\$ 250,000	\$ 10,000	\$ 260,000	Negotiable	\$ 800,000	Asset Sale	4200 Sq. Ft	4168-2 KU
Sub Franchise Fast Food	Profit 30%. Low rent 2% of gross until only \$1000! Sales constant to 2009. Sellers are very motivated. Illness forces sale.	Riverside Inland Empire	\$ 150,000	\$ 5,000	\$ 155,000	75%	\$ 154,000	\$ 46,000	2400 Sq. Ft	4166-2 JK
Quiznos	Nice – Clean – Occasionally used as training store. Operational partner in hospital. Need to sell quickly! Make an offer.	Riverside Riverside	\$ 65,000	\$ 6,000	\$ 71,000	Cash	\$ 300,000	Asset Sale	1300 Sq. Ft	4165-2 JK



Freedom Business Agents

2102 Business Center Drive Irvine, CA 92612

July 13, 2010

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility Size	Listing Number
Teriyaki Grill	Teriyaki grill. Busy street. Food can change. Seats 28. New lease available. Motivated seller. Do not wait. Make offer	Orange Mission Viejo	\$ 75,000	\$ 3,000	\$ 78,000	Cash	\$ 144,000	Asset Sale	1200 Sq. Ft	4164-2 MS
Pizza & Sandwich Shop	Located on a busy street in middle of residential and commercial area. Well maintained equipment looks almost new. Dine-in, delivery and take-out.	Orange Costa Mesa	\$ 95,000	\$ 2,000	\$ 97,000	Cash	\$ 130,000	Asset Sale	1200 Sq. Ft	4162-2 MB
Persian Restaurant	Sit down Persian. Hot center. Other menu options –Greek, Viet, Indian, Korean. B&W License. Turnkey. Seats 50. Full Kitchen.	Orange Laguna Niguel	\$ 119,000	\$ 5,000	\$ 124,000	Negotiable	\$ 265,000	Asset Sale	1300 Sq. Ft	4161-2 KU
Quizno's	Profit making Quizno's. Located next to entrance of shopping center. Good exposure. Food is good, Good service. Must see.	San Bern. Redlands	\$ 65,000	\$ 6,000	\$ 71,000	Negotiable	\$ 256,700 (11 mths)	\$ 41,525 (11 mths)	1050 Sq. Ft.	4160-2 JK
Persian Fast Food	Small store. Strong sales. Specialty kabobs, falafels, wraps. No competition. Good center next to freeway ramp. Take out.	Orange San Clemente	\$ 95,000	\$ 4,000	\$ 99,000	Cash	\$ 300,000	TBD	750 Sq. Ft.	4153-2 KU
Italian Lunch Dinner	Newport Beach. Most prestigious center Hi upscale. 47 liquor license. Seats 95. Across from beach. One of a kind. Money maker.	Orange Newport Beach	\$ 795,000	\$ 15,000	\$ 810,000	Negotiable	\$ 1.5 million	\$ 330,000	2800 Sq. Ft.	4152-2 KU
Quizno's Sub	Good visibility in a food court area. Great parking. Many new homes and apartments surrounding the center. Need full time owner operator.	San Bern. Rancho Cucamonga	\$ 145,000	\$ 6,000	\$ 151,000	Cash	\$ 350,000 Approx	\$ 41,000	1300 Sq. Ft.	4149-2 JK/MB
Togo's	Est 27 years. Good center. Store looks good. Nice area. Owner part time. Seats 28 plus patio. 10 year franchise contract In place.	Orange South County	\$ 195,000	\$ 5,000	\$ 200,000	Negotiable	\$ 425,000	\$ 74,000.	2000 Sq. Ft.	4145-2 KU
Dinner House European Cuisine	Bistro - Old Town Tustin. Established 25 years. Dinner only 5 days. "Zagat" rated - Best of OC. Type of food can be changed	Orange Tustin	\$ 149,000	\$ 10,000	\$ 159,000	Negotiable	\$ 350,000 Approx.	\$ 70,000 Approx.	2350 Sq. Ft	4144-2 KU
Quizno's Sub.	Established Quizno's sub franchise next to Starbucks coffee. Beach city. Good sales books. Do not wait. Make offer.	Orange Beach City	\$ 230,000	\$ 5,000	\$ 235,000	Negotiable	\$ 473,200	TBD	1300 Sq. Ft.	4140-2 MS
Mexican Rest. (Property Available)	Mexican rest. Free standing corner loc. Lse or buy prop for \$690,000. Seats 90. Beer & wine. Est 30 yrs. Divorce forces sale. Name change required.	San Bern. San Bern.	\$ 57,000	\$ 3,000	\$ 60,000	Cash	\$ 216,000 Approx.	Asset Sale	2637 Sq. Ft.	4138-2 MS/KU
Bar with Property	Bar 47 license. Many extras. Building 3200 sq. ft. Property ½ acre. Prime location. Main Blvd. Live music and karaoke. Only bar in town with 47 lic.	Riverside Palm Spring Area	Bar \$250,00 Prop \$750,00	\$ 10,000	\$ 1,010,000	Negotiable	\$ 550,000	TBD	See Details	4130-2 MS/KU



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Quiznos	High volume located at busy intersection. Only 3 years old. Well maintained center with ample parking. Seller motivated as he need to relocate.	San Diego San Diego	\$ 70,000	\$ 6,000	\$ 76,000	Cash	\$ 417,000	\$ 37,000	1200 Sq. Ft	4127-2 MB/JK
Sushi	Established Sushi, Japanese and Chinese restaurant. Same owner since year 2000. Turning sushi table. Must see. Don't wait.	Orange S. Orange County	\$ 300,000	\$ 10,000	\$ 310,000	30%	\$ 720,000	Asset Sale	3868 Sq. Ft	4125-2 MS
Deli – 5 Day	Commercial business park. 5 days. Mo-Fri 7:30am to 2pm. Low rent \$1.30 per sq. ft. Sales approx \$600 per day. Great opportunity for couple	San Diego Carlsbad	\$ 58,000	\$ 2,000	\$ 60,000	Cash	\$ 170,000	Asset Sale	1535 Sq. Ft.	4123-2 MS/KU
Italian Rest. Pizza	Italian sit down-take out plus pizza. Seats 40. Beer and wine. Reasonable rent. Major shopping center. Established 25 years. Partnership split.	San Diego San Diego	\$ 70,000	\$ 5,000	\$ 75,000	Make Offer	\$ 222,000	Asset Sale	1320 Sq. Ft.	4122-2 MS/KU
Sub Sandwich Franchise	Good looking store. Major center. Great buy. Fixture alone worth twice the price. Can remain franchise or run independent.	San Diego Lemon Grove	\$ 60,000	\$ 3,000	\$ 63,000	Negotiable	\$ 170,000 Approx.	Asset Sale	1500 Sq. Ft.	4121-2 MS/KU
Family Café	Family café. Breakfast, lunch and dinner. Est 34 years. Seats 75 + patio. 7 days 6:30AM - 8:30PM. Beer and wine. Nice store. Seller motivated.	San Diego Escondido	\$ 65,000	\$ 2,500	\$ 67,500	Negotiable	\$ 215,000	Asset Sale	2000 Sq. Ft.	4116-2 MS/KU
Frozen Yogurt	New upscale frozen yogurt business inside shopping mall. Great potential. Machines still under warranty. Do not wait.	Orange Orange	\$ 150,000	\$ 3,000	\$ 153,000	Cash	\$ 8,000 per month	Asset Sale	675 Sq. Ft.	4109-2 MS
Restaurant Mexican S. American	Very nice. 4 years old. Great equipment. Full serve. Beer & wine. Seats 50. Good lease to June 2017. Menu can be changed.	Riverside Riverside	\$ 90,000	\$ 2,000	\$ 92,000	Cash	\$ 336,000	\$ 60,000	1400 Sq. Ft.	4105-2 MS/KU
Pizzeria	Established pizzeria on busy street. Mostly takeout. Buyer should do delivery to increase sales. Do not wait. Make offer.	San. Bern. Rialto	\$ 41,000	\$ 1,500	\$ 42,500	Cash	\$ 138,000	Asset Sale	1145 Sq. Ft.	4102-2 MS
Italian Kitchen Full serve	Great buy. Net 80K. 6 days a week. Established 10 years. Beer & wine. Seats 65. Owner part time. Low rent 75c per sq ft. Good lease. A \$ maker	Riverside Beaumont/ Banning	\$ 160,000	\$ 5,000	\$ 165,000	\$ 45,000	\$ 540,000	\$ 80,000	2800 Sq. Ft.	4101-2 MS/KU
Fast Food Sandwich	1500 sq ft Quizno's. Concept can change. Rent negotiable. Asset sale. Seller wants all offers. Illness forces sale.	Riverside Ontario	\$ 59,000	\$ 7,000	\$ 66,000	Cash	Asset Sale	Asset Sale	1500 Sq. Ft.	4100-2 JK
Bar – Grill	Well known. Established 23 years. 47 liquor license. Low rent. Seats 72 Video games, pool table, juke box. Good business for steady income.	Riverside Moreno Valley	\$ 210,000	\$ 7,000	\$ 217,000	Cash	\$ 314,000	\$ 60,000	2900 Sq. Ft.	4092-2 MS/KU



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Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility Size	Listing Number
Chinese Restaurant	Great established Chinese restaurant. Same owner 11 years. Upscale S. Orange County. Seats 98. Beer & wine. Do not wait.	Orange, Laguna Niguel	\$ 165,000	\$ 5,000	\$ 170,000	Negotiable	\$ 552,000	\$ 60,000	3000 Sq. FT.	4073-2 MS



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Retail/Service

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
Floral Gift Boutique	Floral gift boutique. New center in beautiful Talega area – San Clemente. Owner is pregnant. Must sell.	Orange San Clemente	\$ 59,000	\$ 3,000	\$ 62,000	Cash	\$ 170,000	Asset Sale	1021 Sq. Ft	4174-3 KU



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Manufacturing

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
Manufacturing Auto Products	Manufacturing of professional fuel system and emission cleaners. Products are outsourced. It can be home-based. Don't wait.	Orange Santa Ana	\$ 68,000	Included	\$ 68,000	Cash	Asset Sale	Asset Sale	N/A	4134-5 MS

Automotive

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
Auto Repair	Clean shop. Specializing in Subaru, Mitsubishi, and Hyundai. Est. 16 years. Great reputation. Seller retiring. Building also for sale.	Orange, Costa Mesa	\$ 175,000	\$ 15,000	\$ 190,000	Negotiable	\$ 300,000 Aprx.	\$ 100,000+	3,000 Sq. Ft.	4033-9-KU



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