



Listing Brochure

February 15, 2012

TABLE OF CONTENTS

- Manufacturing
- Distribution
- Services
- Retail
- Laundromats/Dry Cleaners
- Food & Beverage
- Franchise Opportunities
- Large Businesses

Sunbelt Indiana Business Resource

9333 N. Meridian Street, Ste. 200, Indianapolis, IN 46260

P: (317) 573-2100 • F: (317) 573-2111

www.sunbeltindiana.com

New Listings: From 2/9/12 To 2/15/12

This section of the Listing Brochure is to showcase the newest listings posted from week to week. Once the week is over, the listings will be put in their proper sections.

FRANCHISE

Well Known National Insurance Agency

Opportunity: This well known established insurance Company offers a full line of auto insurance, home insurance, life insurance, power sports insurance, business insurance and savings solutions. When you start this new agency, you get to choose where and how to run your business! This opportunity offers strong brand recognition and a solid reputation in the industry and local communities. Allows control of economic interest in the book of business the agency writes. **Prices Vary. List #: J-N1178**

FOOD & BEVERAGE

Popular Campus Bar & Restaurant:

This popular bar and restaurant is located on the University of Indiana campus. This is a prime location! The bar/restaurant seats 275, has a kitchen and carries a 210 liquor license. **Ask: \$525K List #: C-N1179**

Popular Restaurant with Ultra Lounge:

This popular restaurant and lounge offers a little something for everyone. The restaurant has a popular menu offered by its kitchen and a full bar. It easily seats 125 and has a patio with extra seating. The adjacent lounge has sleek, modern décor and appeals to a sophisticated and upscale urban crowd. The lounge, seating 90, offers live entertainment and a DJ on its stage. The business carries a 3-way, 209 liquor license. **2011 Sales Range: \$1M Ask: \$275K List #: C-N1173**

Manufacturing

Welding, Fabrication & Installation: Provides welding, fabricating, millwright and other related services to manufacturing and industrial clients. Services include steel fabrication, machinery installation, tank and building construction, and steel structures. In operation for many years and has an excellent reputation for quality workmanship. The business is very profitable and has great growth opportunities. The business would be an excellent add-acquisition for an existing synergistic organization. **Rev: \$845K CF: \$255K List #: L-1524**

Distribution

Janitorial Supply Distributor: This is a unique opportunity to purchase a well established, well run janitorial supply company. Formed in 1907, this company has proven to be a leader in product offerings, quality, and customer service. With a loyal customer base and impeccable reputation, this company is poised for continued growth. This is a true turn-key operation that is ready to be taken to the next level. **Rev: \$329K CF: \$33K Ask: \$120K List #: M-N1125**

Hotels

Michiana Bed & Breakfast: Originally constructed in 1904, this large turn of the century home has been fully updated for the comfort of its guests while maintaining the style and simple elegance of an earlier era. This B&B is conveniently located on Main Street in the downtown area within walking distance of fine dining, the local park, and a beautiful lake. The twelve individually decorated rooms are clean and comfortable, and come with generous hospitality and good value. Its unique location, ambiance, and surroundings generated over 700 bookings in 2010;

and is on target to exceed over 800 bookings in 2011! **Rev: \$121K Ask: \$945K List #: N-N1114**

Services

UPS Store: The UPS franchise has nearly 4,400 independently owned locations in the United States. Located in Hamilton County, this large, seven year old UPS Store has been growing since inception. It is known as the “one-stop-shop for all your shipping, packing and printing needs”. The store offers convenient and value-added business services to the small office/home office (SOHO) market, corporate “road warriors” and consumers. Be part of the fastest growing franchise in America. **Rev: \$273K Ask: \$145K List #: H-N1170**

Event Florist: This is one of those few opportunities where you can marry your artistic aptitude with income generation. You will operate as a design studio, by appointment only; and not be encumbered by the day-to-day operations of a traditional florist shop. This business offers consultation, design, delivery and set-up where each event is a new creation. The studio is currently operated out of the Seller’s home, but could easily be adapted to a store front, or rolled into an existing business. **Rev: \$76K CF: \$27K Ask: \$45K List #: H-N1160**

Retail Packing & Mailing: They say they will ship anything anywhere and they mean it! This well known, easily run packing and mailing center provides custom crating and packing, domestic and international shipping with a wide selection of carriers, packaging and moving supplies, internet quoting and tracking, faxing and photocopying, mail box rental, business and residential mail services, forwarding, receiving, sorting, metering, stamps, notary public, local pick-up and delivery service and shredding services. The franchisor is well known and provides strong advertising and operational support. **Rev: \$169K Ask: \$84.5K List #: H-N1152**

Bloomington Specialty Car Repair: This repair shop specializes in repairs and services of foreign automobiles. It provides repairs for makes such as Audi, Volkswagen, Mercedes Benz, BMW, etc. The shop offers many services including accessories, A/C services, replacement of belts, hoses and filters, cooling systems, diesel, emissions, fleet service, oil changes, and tire replacement. All technicians are ASE

certified and they use the latest equipment and tools. It is open six days a week, Monday through Saturday. There are eight bays and eight lifts. **Rev: \$290K Ask: \$80K List #: H-N1149**

New Price! High End Tanning Salons-2 Locations: Available for sale in the Indianapolis market, these two high-end salons are known for their “Raving Fan” customer service and “State of the Art” equipment. Tanning equipment comes from such makers as Sun Up, Matrix, Mystic Tan, etc. The salons offer clients 5 levels of tanning in 26 tanning rooms. They also sell tanning lotions. Both salons are well maintained, have clean, inviting atmospheres, and are staffed by knowledgeable associates. Each salon is located on high traffic streets and there are no appointments necessary. This business is perfect for an owner/operator or as a strategic acquisition. **Rev: \$715K CF: \$198K Ask: \$525K List #: H-N1147**

Hair & Nail Salon-Booth Rent: The relaxing atmosphere of this salon and the experienced staff make this one of Hamilton County’s elite hair and nail salons. They carry a full line of high-end products to offer to their many clients. This is an easy to run booth rental facility and, if needed, the current owner would be willing to stay on as a stylist. A rare opportunity to purchase a non-commissioned facility. **Rev: \$223K Ask: \$75K List #: H-N1144**

Well Established Children’s Daycare: This daycare, licensed for 116 children, has an outstanding reputation for child care. Already on Level 3 of the state’s *Path to QUALITY* program, they are working to achieve the highest level: national accreditation. (Level 4 of the program.) Currently, they are serving 100 children and offering Pre-K and Pre-School programs. The current owner has operated the business since October 2007. This is a nice opportunity for an owner/operator or as a strategic acquisition. **Rev: \$563K List #: H-N1135**

Assisted Living & Independent Living Facility: This is a very attractive assisted living facility with adjacent independent living units. Some units are available for

acquisition and some are rental units. It is located in a smaller community with no other facilities nearby. There is suitable land for continued expansion. It’s designed to add rehabilitation units. **Rev: \$834K CF: \$329K Ask: \$4.9M List #: H-N1119**

West Side Auto Repair Shop: This repair shop offers general auto repair services and includes computer diagnostics, electrical systems, exhaust, and tire repairs. It has two lifts. The shop also has a nice paint booth for paint and body repairs. An attractive lease is available. **Rev: \$180K Ask: \$30K List #: H-N1118**

Profitable Independent Meal Prep Business: This is your opportunity to own a profitable meal prep business. This business is perfect as an owner operated business and comes with an established clientele. Established in 2005, this company has earned a great reputation for its customer service and high quality meals. All meals are prepared on-site with the finest of ingredients and then are wrapped, frozen and sold to be prepared at home. In addition to offering meals for on-the-go families, this company also prepares meals for large corporate clients, schools and groups. They also have the ability to host private parties or group events by having participants come in and prepare a themed meal. It’s a great team-building event! **Rev: \$284K CF: \$41K Ask: \$60K List #: H-N1116**

Electrical Analysis/Training Company: This business specializes in electrical maintenance analysis and training. They have improved the staffs of more than 45,000 companies through their programs. They have been in business for over 19 years and are well established with a “quality” reputation in their industry. Current ownership believes there are several avenues for growth including hiring more staff to accommodate growing backlogs of work, branch into compatible services, and expansion overseas. This business has had to turn away revenue opportunities due to staff and geographical constraints. New ownership with significant capital infusion and resources could take this business to the next level. **Rev: \$6.42M EBITDA: \$1.05M List #: H-N1109**

Services (cont.)

Plumbing Product & Services Franchise -Multiple Territories:

This profitable well established plumbing products and services franchise has been operating in the Indiana marketplace since the early 1980's. The business operates multiple franchise territories and includes major population areas in central Indiana. Throughout the last four years, the business has experienced consistent revenue growth and continues to do so in 2011. The business has experienced a certain insulation from the economic downturn due to the recession proof nature of its products/services. The excellent reputation of this business and the franchise model makes it a highly desirable acquisition for any prospective purchaser, whether they be an owner/operator or a synergistic add-on acquisition. **Rev: \$822K CF: \$136K List #: H-N1094**

Franchise Tax Service: Established local tax service affiliated with one of the nation's top franchise organizations! Local company experienced excellent growth in 2010 unlike many other business opportunities. Company boasts large repeat customer base, largely due to trained staff that are familiar and trusted faces to clients. Owner believes permanent, as well as seasonal, staff would stay with a new owner. Owner also believes there is additional growth potential as little to no marketing has been done in certain exclusive geographical areas. **Rev: \$460K CF: \$50K Ask: \$350K List #: H-N1085**

Accredited Beauty College: This attractive beauty college is fully accredited by the State of Indiana. There are 20 stations and a facial/wax room. It primarily serves the Hispanic community. Instructors are bilingual. The big upside to this business is that it serves a growing need in the community. It is open Monday through Saturday. **Rev: \$175K Ask: \$50K List #: H-N1072**

National Franchise Auto Repair Shop: This nationally known franchise has strong name recognition. The shop provides a high level of full service auto and small truck repair. It is in a great location on a high traffic street. The shop has six bays with five lifts and one truck lift. It serves clients on a Monday-Friday basis. **Rev:**

\$544K CF: \$98K Ask: \$300K List #: H-N1071

Great Price! Independent Auto Repair Seller Will Finance! The current owners are retiring and are motivated to sell! The full service auto repair shop is located on the West side of Indianapolis. It has been in business for 20 years and has a very loyal clientele. Most of the relationships have existed for over 10 years! The client mix is 90% individuals and 10% small to medium fleet customers. The garage space includes two lifts, several offices and storage space. The owners are willing to train and transition a new owner. **Rev: \$270K CF: \$74K Ask: \$99,999 List #: H-N1070**

Must See Hi-End Day Spa/Salon: This established high end day spa / salon has been servicing upscale clientele for several years in the Indy Metro area. They provide spa, medspa, and beauty salon treatments, as well as a retail shop on-site. With its award winning tranquil atmosphere, this spa/salon provides a warm, exotic and soothing experience with customized services for men and women, and the highest quality products in the beauty and skin care industry. This is truly an exceptional opportunity for an entrepreneur looking for a hands-on creative business or for a synergistic organization looking for an add-on acquisition. A buyer will benefit from the efforts that the seller has put into making this an established premier location with a \$500,000 build-out. **TRULY A MUST SEE! Rev: \$1.37M CF: \$199K List #: H-N1069**

Electronic Contract Assembler: This is a full-service, value added electronic contract assembler. Its goal is to provide the highest quality electronic products and assemblies, which are designed and produced to meet its customer's specific requirements. The company provides technical and manufacturing services to assist in electronics prototype assembly, testing and evaluation, electronic research and development and low to medium volume electronic product manufacturing. **Rev: \$2.75M CF: \$342K Ask: \$2M List #: H-N1065**

Price Reduced, Must-See Premier Tanning Salon: Price Reduced! Owner had to

re-locate. Now's the time to own a premiere tanning salon on the north side of Indianapolis. It is a city voted A-List Winner for 2009 and 2010. The high end salon was built for customers comfort. It has a growing customer base due to its excellent customer service and state-of-the-art tanning equipment. It has good visibility due to its location on a high traffic street. This is a must-see! **Rev: \$262K Ask: \$160K List #: H-N1062**

High End, Full Service Hair Salon: This high-end, full-service salon has established a very good name in the market, based on excellent, personal service and overall value. It is located in a busy shopping center that has major retail anchors that draw in customers. A substantial amount of business comes through referrals. Also, there are no other high-end salons within a three mile radius. The salon was recently remodeled to give it a modern look and spacious waiting area. It features 11 stations, three shampoo bowls and three hair dryers. **Rev: \$182K CF: \$42K Ask: \$69,900 List #: H-N1049**

Chimney Cleaning Service: This highly profitable, independent chimney cleaning and repair company was established in 2002. It is well run, has "Best of Class" customer service and over 9,000 satisfied and loyal customers. They offer a wide array of retail products including fireplaces, inserts, gas logs, wood stoves, doors and more. This is the ideal company for an owner/operator or an existing company looking to expand. **Rev: \$241K CF: \$106K Ask: \$200K List #: I-N1048**

Graphical Printing Services: This Company provides screen and digital printing for the advertising and marketing community. The business provides full in house design and produces posters, banners, decals, displays, billboard signs and more. The company boasts high quality, outstanding service and custom designed, cost effective solutions resulting in customer satisfaction and repetitive business. In business more than 25 years, the company is very profitable. This company would be an excellent acquisition for an energetic entrepreneur. **Rev: \$1.9M CF: \$324K Ask: \$1.185M List #: H-N1044**

Services (cont.)

Tanning Salon: Well established, upscale tanning salon in the Indianapolis market. This is a nice facility, featuring state-of-the-art tanning equipment, which is located in a high traffic area in an affluent area of Indianapolis. It has high quality, top-of-the-line tanning beds and includes the best in professional airbrush systems. This is a well established business with an elite clientele and comfortable upscale atmosphere. **Rev: \$100K Ask: \$48K List #: H-N1043**

Information Technology Services: This Company serves a wide variety of clientele with software and hardware solutions by providing management consulting, software design and installation and complete systems integration for mid-sized companies. The solutions are centered on the IBM iSeries family of computers. The business has been operating for many years and continues to be very successful and profitable. This company would be an excellent add-on acquisition for an existing IT firm or for energetic entrepreneur with experience in Information Technology. **Rev: \$643K CF: \$209K List #: H-N1038**

Full Service Dealer of Electric or Gas Carts: This is a full service dealer for new and used electric and gas operated carts. They sell 2-, 4- or 6-seater models. They also sell a variety of accessories such as review mirrors, wheel covers and snow blades. This dealer provides most repairs, maintenance and re-upholstering on site. There is also a full service rental department. **Rev: \$940K CF: \$110K List #: H-N1008**

Banquet Facility w/Catering: Since 1970, this well established, "household name" banquet facility has hosted thousands of banquets, receptions and countless other social events. This turn-key opportunity offers two separate rooms, a new outside garden venue and a complete commercial kitchen. Comfortable, spacious and affordable accommodations are provided for up to 450 guests in each of two wings of the facility. Two large banquet wings, paved and secure parking, nearly four acres of landscaped yard and the new outdoor wedding garden provide numerous income and growth opportuni-

ties. Includes 209 liquor license with catering and Sunday endorsements. This is an excellent stand-alone opportunity or one that could easily be parlayed with an existing catering or restaurant operation. **Rev: \$431K CF: \$181K Ask: \$1.275M List #: H-N999**

Farm Equipment Dealership-Multiple Locations: Established and authorized farm equipment dealership located in Indiana. The dealership has two locations and services customers in three states. This dealership has a superior name and reputation and has been in business since the 1950's. They specialize in the sales and service of new and used farm machinery and some residential equipment. The company represents many nationally recognized brands in the industry. Each department has a manager and the employees are cross-trained for additional flexibility. This is an excellent opportunity for geographical expansion. **Rev: \$15.7M CF: \$633K List #: H-N964**

Home Care Services: By providing home care services, this company assists elderly persons with daily tasks such as preparing meals, transportation, general housekeeping, medications, etc. In business for more than 20 years, the company has generated an excellent reputation with clientele and is consistently profitable. With the aging population growing rapidly in this country, there are significant opportunities for growth of this business. This would be a great opportunity for an entrepreneur as an entry point into this industry and to significantly grow the business over the next several years. **Rev: \$688K CF: \$74K List #: H-N963**

Interiorscape & Landscape Company: Well established commercial interior plantscape and exterior landscape service located in the South Bend, IN area. This company has been in business for 15 years; and offers design, installation, and maintenance services for commercial applications such as banks, malls, hospitals, corporate offices, and building lobbies, as well as private residences. Services offered are plant installation and maintenance, exterior plant maintenance, flower beds and gardens, Christmas design and installation, flowers, clean up, and bush

trimming. **Rev: \$224K CF: \$41K Ask: \$102K List #: H-N940**

Landscape & Tree Service: Well respected landscape and tree service company has been in operation for over fifty years at the same location. They provide tree and stump removal, pruning, pesticide and fertilizer applications, tree and shrub installation, sodding, seeding and aeration, as well as landscape design services. **Rev: \$390K CF: \$116K Ask: \$380K List #: H-N911**

Established Family Owned Kennel: Established family owned full service kennel in Central Indiana has shown consistent growth over its history. Services include pet boarding, dog day care, grooming and a dog park facility. **Rev: \$329K CF: \$198K Ask: \$450K List #: H-N840**

Day Spa & Salon: This modern and high-end Salon & Day Spa has been opened close to 10 years in one of the fastest growing communities in Indiana. Totaling 3,500 square feet, everything was custom designed to make guests feel comfortable. The salon has 8 styling stations, 2 manicure stations, 2 pedicure stations, 2 massage rooms, 2 facial rooms and a make-up area. A great location, excellent client base and a true turnkey operation! **Rev: \$566K CF: \$86K Ask: \$215K List #: H-N770**

Quick Lube/Auto Repair: Established 12 years ago, this "first class" facility was simply built before its time! Originally out in the middle of nowhere, this Quick Lube now sits on a prime location. The first two bays are typically utilized for standard services, such as oil changes, tune-ups, brakes and minor auto repairs. An under-utilized third bay allows for immediate expansion of standard services, marketing for additional fleet business or to provide a complementary auto service such as detailing. **Rev: \$255K+ Ask: \$55K List #: H-N700**

Retail

Upscale, Established Liquor Store: This established, upscale liquor store provides customers with a wide variety of wine, beer, liquor and liqueurs. The store is very clean and has a welcoming atmosphere. It is ideal for an owner/operator. The Seller is also offering three other locations for sale. **Rev: \$953K Ask: \$360K List #: I-N1155**

Upscale Established Liquor Store: This established, upscale liquor store provides customers with a wide variety of wine, beer, liquor and liqueurs. The store is very clean and has a welcoming atmosphere. It is ideal for an owner/operator. The Seller is also offering three other locations for sale. **Rev: \$732K Ask: \$215K List #: I-N1154**

Upscale, Established Liquor Store: This established, upscale liquor store provides customers with a wide variety of wine, beer, liquor and liqueurs. The store is very clean and has a welcoming atmosphere. It is ideal for an owner/operator. The Seller is also offering three other locations for sale. **Rev: \$955K Ask: \$430K List #: I-N1153**

Car Lot & Repair Shop: This car lot and repair shop is located on a high traffic street with good visibility. It has 4,500 square foot building with four offices. The business sells about 250 cars a year. The repair shop does approximately \$25,000/month in repair work. It has three lifts. There is room on the lot for 25 cars. **Rev: \$2.9M Ask: \$125K List #: I-N1151**

Upscale Specialty Bakery: The bakery, known for its exceptional cakes, cupcakes and pies, also has an excellent reputation for its friendly, customer-oriented atmosphere. It offers specialty items such as wedding cakes, vegan, and gluten-free goodies. It provides catering for special events and wholesale accounts. The building is free-standing and located on a highly travelled street. Many customers have stopped in because they drove by! The bakery has received excellent reviews in several local publications as well as online reviews from customers. The shop has seating for 12 and offers Wi-Fi. It is open Monday through Sunday. **Rev: \$240K Ask: \$150K List #: I-N1148**

Long Established Package Liquor Store: This far Southside package liquor store is showing a nice sales increase for 2011. It is an attractive, well-stocked store with a 19 door walk-in cooler. It is open Monday through Saturday. Besides liquor, the store offers customers lottery. Beer sales are approximately 50% of gross sales. It has a 217 liquor license. **Rev: \$700K/yr Ask: \$350K List #: I-N1142**

Well Established Cookie Franchise: This is an opportunity to be a part of the leading cookie franchise. It is located in an upscale mall and has set the standard for gourmet snack food sales in a fun, celebratory environment. For more than 30 years, the franchise has maintained the heritage and integrity of their products by producing proprietary ingredients exclusively from their plant. They have become known for their signature snacks, trademark flavors and menu of delectable products baked fresh in store. There are opportunities to add additional locations throughout Central Indiana. **Rev: \$313K Ask: \$150K plus inventory List #: I-N1140**

Family Owned Gas Station/C-Store with Garage & Rental Property: This well established gas station/convenience store and garage has been family-owned and operated since 1957. The business has gained a reputation for top-notch customer service. The convenience store sells tobacco, food, beverages and lottery tickets. The business has a very steady revenue stream. In addition to the convenience store, the business has a garage that offers tires, tire repair and other services. The business also includes a small rental property that is currently occupied. The location is highly visible and is on the town's major thoroughfare. This is a great opportunity as an owner operated business or as a strategic acquisition. **Rev: \$2.5M Ask: \$450K List #: I-N1138**

High Volume Retail Florist: This family owned and operated retail florist is located on one of the busiest corners in town. Traffic count is 68,000+ per day! The shop features a wide variety of fresh cut flowers, tropical greens, blooming plants and plant care products and accessories. In addition, the shop carries a full line of greeting

cards, candles, stuffed animals, balloons, candies and many other gifts. Because of its high quality, value pricing and convenient location, this shop has been in business for 15 years! **Rev: \$350K CF : \$61K Ask: \$155K List #: I-N1131**

Michiana Hardware Store: This small town Michiana hardware store has been in operation since 1905. The population of the area won't support a "big box" store, and there is no other competition. It's independent, and family owned; but has the purchasing power of a national organization through its PRO Hardware affiliation. As a result, it has brand name merchandise, and access to cost-effective, quality marketing and merchandising programs. **Rev: \$121K Ask: \$250K List #: I-N1113**

Premier Elite Retail-Clothing, Accessories, Home Décor & Giftware: This high end retailer of updated clothing, furnishings, accessories and giftware for men and women is considered an "Indianapolis Institution." In addition to "ready-to-wear", they offer "made-to-measure" clothing. It is a premier retailer in its geographic market, with established relationships with upscale clientele, as well as some of the finer high-end product suppliers. With over 40 years experience in the marketplace, there is really no comparable competitor. The business boasts a strong history of revenue consistency and profitability, as well as a stable affluent location. This is an excellent opportunity for an aggressive owner-operator with the right experience. It could be you! **Rev: \$532K CF: \$154K List #: I-N1112**

Premier Indianapolis Florist: This family owned and operated florist offers the finest, freshest, highest quality flowers, plants and gifts in the area. The conveniently located shop provides a professional, caring and knowledgeable staff to help customers select the perfect arrangement of flowers and plants for each occasion. In addition, the shop features a full line of greeting cards, candles, stuffed animal, angels, balloons, candy and many other gifts. Because of its high quality, value pricing and convenient location, this shop has been in business for 16 years! **Rev: \$285K Ask: \$95K List #: I-N1096**

Retail (cont.)

Nationally Branded Full Service Hardware/Home Center Store: This full-service home center store offers well known national brands as well as its own private labeled brands. They are the independent hardware leader in several key categories – paint, lawn & garden, patio furniture & outdoor living, hardware, plumbing and garden center. Take advantage of the strong reputation the owner has earned in the community and build on the existing loyal customer base. This is truly a state of the art stand alone hardware store with ample retail space, an indoor drive-thru lumber yard and outdoor garden center. **Rev: \$1.78M Ask: \$500K List #: I-N1066**

Specialized Home Improvement Retail & Distribution: This home improvement and building material retail and distribution business has been in existence since 2001. They provide a line of popular prod-

ucts to enhance the home, and have not only grown in internet sales but also through stocking in retail locations nationwide. They also sell through numerous catalogs and small retail outlets. Their patented process for installation and 90%+ market share make this company a great investment opportunity. Currently, they have procured a contract to stock their products in an additional 50 to 100 stores in a nationwide home improvement retailer that has over 2,000 locations. The company is poised for exponential sales growth in 2011 and 2012, with the national retailer projecting sales growth of \$8M to \$10M per year. In order to sustain the growth necessary to support the new sales, the current ownership is offering this business either for sale or as an investment or partnership opportunity. **Rev: \$592K Ask: \$1.1M List #: I-N1035**

GNC Stores-3 Locations: GNC is the world's largest company of its kind de-

voted exclusively to helping its customers improve the quality of their lives. These are established locations, 10 years and turnkey operations. These stores are currently absentee owned and need a new owner/operator to take them to the next level. **Rev: \$644K CF: \$48K Ask: \$75K List #: I-N1023**

Specialty Retail with Real Estate: Specialty retail established 10+ years. Located on 3.5 choice acres, the 50,000+ square foot building was designed with this business in mind. However, property could easily be converted to other types of retail/commercial use. The store is on a major highway, near a busy interstate exit. **Sales are in the \$2.2-\$2.4 M+ range. List #: I-N943**

Food & Beverage

Independent Frozen Yogurt Shop-2 Locations: These are fun, vibrant independently owned frozen yogurt shops. Their unique, create-your-own treat concept is popular with kids of all ages. Each shop has five self-serve machines offering 10 flavors plus a variety of toppings. The first shop opened in 2009 with the second following in September 2011. These shops are popular, fun and easy to run. Both shops are open Sunday through Thursday 12PM-9PM; Friday and Saturday 12PM-10PM. **For Location 1 Rev: \$273K CF: \$71K Ask: \$300K List #: C-N1172**

Gentlemen's Club-West Side Indy: Located close to the track, this gentleman's club has been established over 20 years. It is housed in a 4,050 square foot freestanding building on 1.03 acres of land. It easily seats 98 and has parking for over 100 cars. There is a sound and light system and a large stage. It has a nice bar that offers draft beer. The pool tables and juke box are owned. There is a new roof, cooler and furnace. Smoking is allowed but there is no kitchen. The club carries a 3-way 210 liquor license. The real estate

and liquor license are included in the sale. **Rev: \$286K Ask: \$1M List #: A-N1171**

Upscale Downtown Indy Restaurant & Bar: This restaurant and bar invites patrons in with a welcoming, modern style and relaxed atmosphere. Located on an ideal corner of a popular, high traffic downtown Indianapolis street, it offers one of the largest selections of food and drink items in the area. The restaurant's capacity is 195 with seating for 152 on a heated, covered and partially enclosed patio. Open 7 days a week, this place has become a well known anchor in the downtown Indianapolis restaurant landscape. Income is derived from several different revenue sources including lunch, dinner, late night, carry out, delivery, corporate events, group parties, promotions and charity functions. This highly profitable business has seen rapid growth in the last couple of years. A new owner could make a couple of minor adjustments to the business that could yield thousands in new revenue. This is an exceptional opportunity. **Rev: \$1.1M CF: \$220K Ask: \$550K List #: C-N1168**

Upscale Casual Sports Bar: This is a

recently remodeled upscale, casual sports bar located in one of the fastest growing suburbs in Indianapolis on a very light traffic street. It easily has seating for 175 with additional outdoor seating in the summer. It carries a 210 liquor license and has a large, well equipped kitchen. It is a popular gathering spot to watch sports on the flat screen TV's, shoot a game of pool, or just to relax with friends and family. Poker and karaoke is also offered several nights a week. This is a great opportunity for an owner operator. **Rev: \$33K/monthly Ask: \$90K List #: A-N1165**

Popular Northwest Side Sports Bar: This is a very popular established upscale, casual sports bar located in a fast growing suburb in Indianapolis. It has seating for 175 with additional outdoor patio seating in the summer months. It carries a 210 liquor license. There is also a full kitchen and an ample parking lot. It is a popular gathering spot to watch sports on the flat screen TV's, shoot a game of pool, or just to relax with friends and family. Poker and karaoke is offered several nights a week. Smoking is allowed. **Rev: \$740K Ask: \$195K List #: A-N1164**

Food & Beverage

North Side Indy Bar & Grill: This North side bar and grill easily seats 120. It has a full kitchen, five-head draft system and carries a 3-way, 209 liquor license with gaming endorsement. There are four pool tables for patron's enjoyment. The bar and grill is open Monday-Sunday and allows smoking. **Ask: \$45K List #: A-N1163**

Dairy Queen Brazier: This free-standing Dairy Queen Brazier is ideal for an owner/operator. It is housed in an attractive building and can easily seat 45. It has full kitchen and offers a wide range of DQ's popular menu. This particular shop has been in business for over 20 years. Fees are 9% royalty (6% base and 3% advertising). The current winter hours are 10:30 AM to 9:00 PM daily. **Rev: \$455K CF: \$89K Ask: \$465K includes R/E List #: B-N1157**

Downtown Indianapolis Pub: This recently remodeled pub is located in downtown Indianapolis near many major attractions. It has a fun atmosphere and easily seats 75 patrons. It carries a 3-way, 210, liquor license and a kitchen. The pub draws a strong lunch and after work crowd. This business is ideal for an owner/operator. **Ask: \$84K List #: A-N1150**

Ethnic Restaurant in Broad Ripple: This attractive ethnic restaurant is located in one of Indy's top restaurant and entertainment areas. It has a full kitchen and offers carry out as well as full service dining. It is currently open Monday through Sunday and has lots of available parking. This is a great location and the restaurant is ideal for multiple concepts. **2011 Est. Rev: \$200K Ask: \$39.5K List #: C-N1146**

Bakery & Lunch Café: This is a cozy little café located in historic downtown Noblesville. The café has recently closed due to undercapitalization. The owners are selling a fully equipped café that could be made into many different concepts. One very popular idea is a cupcake shop. There is no high-end baker of this kind in Noblesville. The business is priced to sell at below asset value! **2011 Sales averaged: \$11K Ask: \$25K List #: C-N1145**

Popular Suburban Bar w/Live Entertainment: This suburban bar is known as "the place to go". It has room for 240 patrons. There is a stage with sound and a light system for bands and live entertainment. It has a VIP area, a back bar and allows smoking. There is a kitchen and ample parking. The bar carries a 209, 3-way liquor license with gaming endorsement. It is a very well run bar and perfect for an owner/operator. **Est. 2011 Rev: \$600K Ask: \$215K List #: C-N1143**

Downtown Indianapolis Tavern: This tavern, with a friendly atmosphere, is housed in a historic building in downtown Indianapolis. It has a great location very close to Lucas Oil Stadium. It also has its own private parking lot. The tavern seats 85 people, plus more on its patio. It has multiple TVs including a large screen. It has a popular menu. It is known for its wide beer selection. It also offers live music. **Rev: \$400K/yr Ask: \$110K List: A-N1139**

Trendy, Upscale Restaurant/Bar: This trendy restaurant/bar is located in an affluent North side suburb of Indianapolis. It has a warm, family-friendly environment and a very popular menu. It easily seats 200 with additional seating on the patio. The patio is well designed and has a fire pit. The restaurant has a large kitchen, a POS system, 14 draft beer taps and offer patrons live entertainment. They carry a 3-way liquor license. They also offer delivery and catering. It is showing strong growth with nice upside potential. **Rev: \$1M Ask: \$375K List #: C-N1136**

Well Known Westside Indy Bar: This well known, long established bar is close to Indianapolis Speedway. It has been under the same ownership for the past 17 years. The bar has a lot to offer: good food, draft beer, darts and pool tables. There is a full kitchen. The bar carries a 210 liquor license with gaming endorsement. The Owner will lease or sell the real estate. **Rev: \$270K Ask: \$150K List #: A-N1134**

Fast Casual Restaurant-Multiple Locations: Fast-casual restaurant with multiple locations throughout the central Indiana market. The business is well established in

the market and serves an immense variety of high quality, fresh ingredients. All meals are prepared to order. They also provide catering services. This is an excellent opportunity for an enterprising entrepreneur to take the business to the next level. There are many routes this business could take, including a great franchise concept. **Rev: \$1.42M Ask: \$175K List #: C-N1132**

Attractive Brownsburg Restaurant & Bar: This restaurant, located in Brownsburg, is known for their excellent food and small town atmosphere in an upscale setting. There are two separate areas: the bar and the dining room. Additional seating is available on the patio, weather permitting. The dining room provides a quieter, smoke-free alternative to the bar. Smoking is allowed in the bar. The bar also has an area for live entertainment. Menu and bar items are served in both areas. It is located on a high traffic street. This is ideal for an owner/operator. **Rev: \$474K/yr. Ask: \$98.5K List #: C-N1126**

Established Pizza & Sub Franchise: This established thriving pizza and sub franchise is known for its niche product and fresh ingredients. It is a popular franchise concept, with a successful franchisor. This location has been open several years and has experienced healthy revenue and cash flow. The seller is offering this location as a single stand alone acquisition, but is willing to partner with another franchisee to offer a package deal on it and two other northern Indiana territories. This is an excellent opportunity for a hands on owner operator looking to partner with one of the largest pizza franchises in the nation. **Rev: \$505K Ask: \$100K List #: B-N1124**

Downtown Breakfast/Lunch Café: This is an outstanding opportunity to be in the restaurant business without having to work normal restaurant hours! The café operates Monday through Friday from 7 am to 3 pm. Approximately 30% of revenue is generated in the morning while the remaining 70% comes from lunch and early afternoon. It is located in a downtown, 13-story office building with 90%+ occupancy. Built-in clientele is at your doorstep. The current ownership believes there

Food & Beverage (cont.)

is potential to develop the catering side of the business, but due to other commitments, the owners have not even scratched the surface. **Rev: \$50K CF: \$18K List #: C-N1122**

Established Pizza & Sub Franchise-Two Locations: This established thriving pizza and sub franchise is known for its niche product and fresh ingredients. It is a popular franchise concept, with a successful franchisor. This business operates two bordering franchise locations and has been open several years. Their menu includes pizza, subs, salads, sandwiches and related products. The seller is offering these locations as a complete package acquisition. They are not available individually. In addition, the owner is willing to partner with another nearby franchisee to offer a package deal on these two and another Northern Indiana territory. This is an excellent opportunity for a hands on owner operator looking to partner with one of the largest pizza franchises in the nation. **Rev: \$708K Ask: \$240K List #: B-N1120**

Theme-Based Restaurant: This unique, theme-based restaurant has gained an excellent reputation since they opened. It is a full service, family friendly restaurant that includes a popular Sunday brunch and a separate bar to watch your favorite sporting events. The restaurant is non-franchised and is located on a busy street. It includes indoor seating for 190 and outdoor patio seating for an additional 30. The kitchen is fully equipped and all assets are in very good condition. Opportunities exist to expand the catering revenue and to utilize the 210, 3-way carry out liquor license. This is a must-see, unique opportunity! **Rev: \$972K Ask: \$395K List #: C-N1111**

Long Established Pizza & Sub Shop: This long established pizza and sub shop is well known for its good food and reasonable price. The shop is family owned. It is located on a high traffic street. The shop offers delivery and party platters. It is an exceptionally clean restaurant that easily seats 50. It is open Monday-Saturday. It has a double deck pizza oven. This is ideal for an owner/operator. **Rev: \$300K Ask: \$75K List #: C-N1110**

Southside Indy Neighborhood Bar: This Southside Indy bar is an ideal location for a nightclub. It can easily accommodate 125 people. It has a kitchen and offers darts. It carries a 210 liquor license with carry out. This is priced to sell! **Rev: \$150K Ask: \$70K List #: A-N1107**

Johnson County Sports Bar/Restaurant: This is an attractive restaurant/sports bar that features American cuisine. It was recently remodeled and boasts a large, fully equipped kitchen and a large walk-in cooler. There is also a draft beer system in place. It is known for its fun atmosphere which is provided by flat screen TVs, pool tables, stage with dance floor and live entertainment. There is ample parking. The restaurant easily accommodates 280 patrons. It carries a 3-way liquor license. It does allow smoking. An attractive, long term lease is in place. Seller offering very attractive financing terms! **Rev: \$500K Ask: \$120K List #: C-N1103**

Authentic Italian Restaurant: This is a very special, authentic, fine dining Italian Restaurant. There is a traditional Italian menu with a full bar, catering and party room. Seating includes 140 in the main dining room, 80 in a secluded party room with bar and outdoor seating for close to 20 additional people. The restaurant is located in a remodeled historic building in a popular location. It has won numerous awards and it has been featured in USA Today and the IJB business profile, with reviews in the Indy Star, NUVO, Dine Magazine and Indy Monthly. All equipment is less than five years old. The restaurant carries a three way liquor licensing that included catering. Don't miss out on this truly outstanding and unique opportunity!! **Rev: \$978K CF: \$249K List #: C-N1102**

Upscale Sports Bar: This is a popular sports bar on the south side of Indianapolis. It is attractive with a casual atmosphere. The bar easily seats 180. It has a full kitchen. It has lots of entertainment: several large screen TVs, live music and DJs. It carries a 3-way liquor license with a gaming endorsement. This is a great bar in a great location! **Rev: \$600K Ask: \$300K List #: A-N1099**

West Side Latin Restaurant & Bar: This is a well known, West side Latino restaurant/bar. The restaurant is known for its excellent Tex-Mex cuisine. The restaurant is closed on Tuesdays, but is open the rest of the week. It easily seats 80 and has ample parking. There's even a DJ. It has a full kitchen and beer & wine license. **Rev: \$600K Ask: \$75K List #: C-N1092**

Popular Westside Indy Pub: This attractive, easy to run pub is known for its good food. It has seating for 150 and ample parking. There is a strong base of regular customers. It has a well equipped kitchen, a large patio, draft beer and a POS system. It carries a 210 liquor license with gaming endorsement. **Rev: \$540K Ask: \$295K List #: A-N1090**

Long Established Restaurant: This long established "Indianapolis dining institution" also has the space to host banquets/meetings in addition to catering services. Dining and lounge areas have been recently remodeled with seating capacity of approximately 130. A 3-way liquor license is included. **Rev: \$700K Ask: \$225K List #: C-N1089**

Premier Suburban North side Indy Bar: This attractive bar is one of the suburb's best! It is known for its relaxing atmosphere, good food and dance music. The bar has a 210 liquor license, a full kitchen and pool tables. The stage and dance floor are separate from the bar area, where smoking is allowed. It can easily accommodate over 500 customers and there is ample parking. The bar is over 8,000 square feet and has an attractive lease. **Rev: \$584K Ask: \$350K List #: A-N1088**

Small Town Restaurant-Hendricks County: This small town restaurant was established in 1984. It easily seats 100. It is popular and well known for its country cooking which draws customers from all over the area. It is only open Monday through Saturday. The restaurant has a full kitchen. The restaurant was recently remodeled and fitted with an equipment upgrade. The building includes four apartments: 2 two-bedrooms and 2 one-bedrooms. All apartments are currently being rented. The restaurant is open Mon-

Food & Beverage (cont.)

day through Saturday. It is closed on Sunday. **Rev: \$400K/yr. Ask: \$310K includes business & real estate. List #: C-N1081**

Family Style Restaurant: This family style restaurant has been in business for over 20 years. It has well deserved reputation for great home cooking at an affordable price. Breakfast and lunch business is very strong. It is open Monday through Saturday. It is closed on Sunday. The restaurant has seating for 175 with banquet seating for 40. It has a full kitchen. This restaurant is in a great location. **Rev: \$779K Ask: \$250K List #: C-N1078**

High Volume Sports Bar: Easily seating 175 people, this high volume sports bar is a popular destination. The bar has a full kitchen, a patio and a large parking lot. It carries a 3-way liquor license with a gaming endorsement. There is a POS system in place and draft beer on tap. The bar offers patrons many enjoyable activities such as pool tables and games, a dance floor and a DJ to provide music for dancing. Plus, there are 21 TVs and a projector TV for sports. **Rev: \$400K Ask: \$100K List #: A-N1067**

Italian & Mediterranean Style Restaurant w/ Property: This large, 5500 square foot restaurant with property is for sale. This phenomenal Italian/Mediterranean restaurant is among the elite in Indianapolis. It seats 85-110 in the main dining room, another 50 in a separate bar with tables and 75+ in a beautiful and spacious outdoor patio. Sales are averaging \$85,000 a month. The restaurant has a full liquor license that includes carryout and sales on all days of the week. Their reputation for stylish, upscale dining at affordable prices continues to make them a first class option for clientele. This is a rare offering and perfect opportunity to own a great facility—with property—with a stellar reputation and an abundance of extras. This will not be available again anytime soon. **Rev: \$1M CF: \$180K Ask: \$185K List #: C-N1063**

Breakfast & Lunch Downtown Café: This is an opportunity to own a breakfast & lunch only café. This is a very nice restaurant in a prime downtown location

with frontage and signage on a major downtown street in a class "A" office building. The business has continued to grow in popularity and has gotten excellent customer reviews over the past two years. A new owner could continue to grow the business by offering expanded hours of operation and possibly adding a beer & wine license. It comfortably seats 86 with a wonderful dining atmosphere. If you are looking for a downtown location, this is a must see! **Rev: \$300K Ask: \$125K List #: C-N1052**

Sports Bar & Restaurant: This is a one-of-a-kind sports bar and restaurant located in a downtown setting. The city is very active in promoting the area. This is, and has been for many years, a very popular place. The bar is extremely well built, professionally furnished and has lots of recent upgrades. The cost to build, equip and furnish a new establishment far exceeds the low asking price. The 12,000 sq. ft. building is available for purchase. The Seller has a larger operation in another town that requires his full attention. This creates a great opportunity for a new owner/operator to inject new energy and ideas. **Rev: \$32K/mo Ask: \$175K List #: C-N1050**

Well Established Steakhouse & Bar: This well established restaurant and bar opened over 12 years ago in a rural community. This successful business has a very loyal customer base and continues to grow in popularity. The dining room seats 70 and the bar seats 110 in the 6400 square foot building. The business includes a 3-way liquor license (Sunday sales and carry-out). The current owners do not have a restaurant or bar background and believe a buyer with some experience will be able to increase revenue and decrease costs. **Rev: \$510K Ask: \$295K includes real estate List #: C-N1030**

Casual/Family Style Middle Eastern Restaurant: This casual, family style Middle Eastern restaurant is great for an owner/operator. It is known for its unique food and great prices. It is located close to Castleton Square Mall. It easily seats 40. It has a full kitchen. It's ideal for multiple concepts. **MOTIVATED SELLER! Ask: \$34K List #: C-N991**

Pub/Restaurant/Pizza : This long established Pub / Restaurant / Pizza establishment opened in 2001. It has a 3-way, 210 Liquor License with carry-out, and a kitchen. It seats 50 and is open Monday through Sunday. The pub was recently remodeled and upgraded. This is an ideal opportunity for an owner operator! **Rev \$200K Ask: \$75K List #: C-N828**

Franchise Opportunities

Is A Franchise The Right Choice For You?

Sunbelt offers a free service to help you identify if a franchise is a viable path for you to consider. We have reviewed the opportunities available to you and know how to identify those worth your time to review—ultimately saving you a considerable amount of time. A common misconception is that franchises are sold. Franchises are awarded to individuals meeting the requirements of the franchisee, exhibiting strong potential for the franchise system and following the review process as directed.

Are you interested in being awarded the franchise of your choice? If so, ask your broker how to proceed!

Val Pak Direct Mail Advertising Franchise: Val Pak has been the leader in local, cooperative direct mail advertising. have become synonymous for value and money-saving offers since the company was first founded over 40 years ago. The Franchise is owned by one of the largest privately held media companies in the U.S. The “Product” reaches 500 million households annually and serves more than 60,000 local, regional and national advertisers. If you’re looking for a vibrant opportunity to control your own destiny and fulfill your personal and professional goals with a trusted, recognizable brand with a proven system and successful track record, this Franchise may be just the right fit! **Initial Franchise Fee: \$17,500 List #: J-N1137**

In-Home Care Franchise: This franchise is a completely new approach to high quality in-home care. The founding partners bring 40 years of experience in health care service success and the development of a major national senior care company to the creation of the most comprehensive, reliable, attentive, best managed and values-driven organization in the industry. There are numerous reasons why this opportunity is much different than any other home care franchise opportunity. There’s a reason why the franchisor is experiencing tremendous growth over the past year! Full training provided. Multiple nationwide opportunities available. **Initial Franchise Fee: \$29.4K Initial Investment Range: \$53K-\$79K List #: J-N1091**

Fast Casual Bakery Café Franchise: A unique bakery café franchise opportunity that allows the owner to produce gourmet muffins, fresh baked bagels, a selection of delicious sandwiches and salads, franchises own branded coffee, and smoothies. The concept is based on a unique cake-like muffin that is prepared with soybean oil

rather than margarine or butter, which produces a gourmet muffin that is low in cholesterol and high in taste!

Initial Investment: \$250K-\$380K List #: J-N845

Pizza Franchise: This is a hot new pizza franchise offering dine-in, take-out and delivery of specialty pizzas, customized pizzas, and breadstix in a distinctive and youthful décor setting. They are now looking for quality franchisees throughout the state of Indiana and Midwest. **Initial investment of \$175K-\$470K List #: J-N826**

Auto Repair Franchises Available Throughout IN: This auto repair franchise is a professional approach to today’s automotive technology. There are currently 35 units. Due to the complexity of today’s automobiles, there is an urgent need for competent diagnostic and repair services. This franchise answers these needs by offering total service ranging from diagnosis to proper repair of a problem. It is currently looking for Franchisees throughout the state of Indiana. **Initial Investment range is \$175k-\$280k. List #: J-N786**

Franchise Cleanup & Restoration Business: Well recognized leader in the cleaning and restoration business, ranked in the top 30 Franchisors in the nation by Entrepreneur Magazine. With over 40 yrs experience, the Franchisor has developed a superior business model providing step by step instructions on developing the business, with an extensive support mechanism in place to promote success! There are currently over 1400 franchise units nationwide and growing! No prior experience required. In return for a low initial investment, this opportunity provides you with quality equipment, products and licenses

to get started, as well as the training to become an expert in the field. The Franchisor provides an extensive support network including a Field Trainer locally, as well as over 200 professionals at the home office. Support includes Trainers and Directors to help and support each Franchise, more efficient procedures for managing the daily functions of your office, national advertising to insurance companies, field operations and training staff. This is a startup franchise with an established, supportive franchisor. **Ask: \$89K List #: J-N781**

Professional Lawn & Tree Care Franchise: An established lawn and tree care franchise dedicated to the success of its franchisees. The franchisor has a 90%+ approval rating from its franchisees. They have developed a proven operating system that takes the guess work out of running a franchise, preventing costly mistakes and errors in decision-making. They provide franchisees with the hardware, software, procedures, methods, tools, and equipment needed to help start and grow a thriving business. Initial investment ranging from \$85,000 to \$100,000. Ideal candidate will have a minimum of \$35,000 liquid capital. Third party financing assistance is available. Looking to open new locations throughout Indiana. Full training provided prior to opening. On-going support will be provided by an experienced consultant. \$30,000 to \$40,000 initial franchise fee (depending on the size of the territory); 9% maximum royalty fee (based on first \$50,000 of gross sales) then as your sales increase throughout the year, the royalty fee declines by ½ % for each additional \$50,000 of gross sales until it reaches a minimum of 6%. **List #: J-N666**

Large Businesses

MANUFACTURING

Welding, Fabrication & Installation:

Provides welding, fabricating, millwright and other related services to manufacturing and industrial clients. Services include steel fabrication, machinery installation, tank and building construction, and steel structures. In operation for many years and has an excellent reputation for quality workmanship. The business is very profitable and has great growth opportunities. The business would be an excellent add-acquisition for an existing synergistic organization. 2009 Rev: \$1M CF: \$319K Rev: \$845K CF: \$255K List #: L-1524

SERVICES

Electrical Analysis/Training Company:

This business specializes in electrical maintenance analysis and training. They have improved the staffs of more than 45,000 companies through their programs. They have been in business for over 19 years and are well established with a "quality" reputation in their industry. Current ownership believes there are several avenues for growth including hiring more staff to accommodate growing backlogs of work, branch into compatible services, and expansion overseas. This business has had to turn away revenue opportunities due to staff and geographical constraints. New ownership with significant capital infusion and resources could take this business to the next level. Rev: \$6.42M EBITDA: \$1.05M List #: H-N1109

Must See Hi-End Day Spa/Salon: This established high end day spa / salon has been servicing upscale clientele for several years in the Indy Metro area. They provide spa, medspa, and beauty salon treatments, as well as a retail shop on-site. With its award winning tranquil atmosphere, this spa/salon provides a warm, exotic and soothing experience with customized services for men and women, and the highest quality products in the beauty and skin care industry. This is truly an exceptional opportunity for an entrepreneur looking for a hands-on creative business or for a synergistic organization looking for an add-on acquisition. A buyer will benefit from the efforts that the seller has put into making this an established premier location

with a \$500,000 build-out. TRULY A MUST SEE! Rev: \$1.37M CF: \$199K List #: H-N1069

Electronic Contract Assembler: This is a full-service, value added electronic contract assembler. Its goal is to provide the highest quality electronic products and assemblies, which are designed and produced to meet its customer's specific requirements. The company provides technical and manufacturing services to assist in electronics prototype assembly, testing and evaluation, electronic research and development and low to medium volume electronic product manufacturing. Rev: \$2.75M CF: \$342K Ask: \$2M List #: H-N1065

Therapy Service Agency: This is a well established business with strong current cash flow and huge potential for growth. This independent agency provides comprehensive therapy services to a niche base of customers. It has strong relationships with governmental agencies and is well positioned for growth with recent state regulatory changes. This is a great opportunity for a hands-on owner / operator to build upon a strong infrastructure. The company is exceptionally well positioned to sustain significant future revenue growth. Rev: \$1.55M CF: \$279K List #: H-N1059

Graphical Printing Services: This Company provides screen and digital printing for the advertising and marketing community. The business provides full in house design and produces posters, banners, decals, displays, billboard signs and more. The company boasts high quality, outstanding service and custom designed, cost effective solutions resulting in customer satisfaction and repetitive business. In business more than 25 years, the company is very profitable. This company would be an excellent acquisition for an energetic entrepreneur. Rev: \$1.9M CF: \$199K List #: H-N1044

Farm Equipment Dealership-Multiple Locations: Established and authorized farm equipment dealership located in Indiana. The dealership has two locations and services customers in three states. This dealership has a superior name and reputation and has been in business since the

1950's. They specialize in the sales and service of new and used farm machinery and some residential equipment. The company represents many nationally recognized brands in the industry. Each department has a manager and the employees are cross-trained for additional flexibility. This is an excellent opportunity for geographical expansion. Rev: \$15.1M CF: \$569K List #: H-N964

Auto Repair Centers-2 Existing Locations: One of the most recognized names in auto repair and maintenance. The absentee stores are well established, have existing management and are primed for a new, hands-on operator to grow the business. Two locations located in the Indianapolis area. 2009 Rev: \$ 3.9M (combined) Rev \$977K CF: \$138K Ask: \$500K List #: H-N830

RETAIL

Nationally Branded Full Service Hardware/Home Center Store: This full-service home center store offers well known national brands as well as its own private labeled brands. They are the independent hardware leader in several key categories – paint, lawn & garden, patio furniture & outdoor living, hardware, plumbing and garden center. Take advantage of the strong reputation the owner has earned in the community and build on the existing loyal customer base. This is truly a state of the art stand alone hardware store with ample retail space, an indoor drive-thru lumber yard and outdoor garden center. Rev: \$1.78M Ask: \$500K List #: I-N1066

Specialty Retail with Real Estate: Specialty retail established 10+ years. Located on 3.5 choice acres, the 50,000+ square foot building was designed with this business in mind. However, property could easily be converted to other types of retail/commercial use. The store is on a major highway, near a busy interstate exit. Sales are in the \$2.2-\$2.4 M+ range. List #: I-N943

Large Businesses (cont.)

FOOD & BEVERAGE

Trendy, Upscale Restaurant/Bar: This trendy restaurant/bar is located in an affluent North side suburb of Indianapolis. It has a warm, family-friendly environment and a very popular menu. It easily seats 200 with additional seating on the patio. The patio is well designed and has a fire pit. The restaurant has a large kitchen, a POS system, 14 draft beer taps and offer patrons live entertainment. They carry a 3-way liquor license. They also offer delivery and catering. It is showing strong growth with nice upside potential. **Rev: \$1M Ask: \$375K List #: C-N1136**

Fast Casual Restaurant-Multiple Locations: Fast-casual restaurant with multiple locations throughout the central Indiana market. The business is well established in the market and serves an immense variety of high quality, fresh ingredients. All meals are prepared to order. They also provide catering services. This is an excellent opportunity for an enterprising entrepreneur to take the business to the next level. There are many routes this business could take, including a great franchise concept. **Rev: \$1.42M Ask: \$175K List #: C-N1132**

Italian & Mediterranean Style Restaurant w/ Property: This large, 5500 square foot restaurant with property is for sale. This phenomenal Italian/Mediterranean restaurant is among the elite in Indianapolis. It seats 85-110 in the main dining room, another 50 in a separate bar with tables and 75+ in a beautiful and spacious outdoor patio. Sales are averaging \$85,000 a month. The restaurant has a full liquor license that includes carryout and sales on all days of the week. Their reputation for stylish, upscale dining at affordable prices continues to make them a first class option for clientele. This is a rare offering and perfect opportunity to own a great facility—with property—with a stellar reputation and an abundance of extras. This will not be available again anytime soon. **Rev: \$1M Ask: \$185K List #: C-N1063**

Franchise Family Pizza Restaurant: This family oriented pizza restaurant is a well known Franchise and has been

awarded #1 rating sales and unit growth in the pizza chain category by Nation's Restaurant News. This franchise model has been around since the mid 1980s and has consistently been a high performing brand. This opportunity consists of two existing profitable locations that fill a niche in the family pizza restaurant market, as it offers a wide variety of pizza, salad, pasta and desserts with a unique family concept that is not like the other top pizza brands out there. **Rev: \$1.64M CF: \$208K Ask: \$650K List #: B-N1009**