

La Laguna del Cocodrilo – For Sale

Playa Tamarindo, Guanacaste, Costa Rica
Ocean-Front Restaurant & Lounge

THE
GREENE
GROUP S.A.



Location: Tamarindo, Guanacaste, Costa Rica
Capacity: Full-Service Seating for 60-70 patrons
Awards: Award-Winning Restaurant & Lounge
Interior Space: 918 Square Feet
Exterior Space: 2,880 Square Feet
Established: 2004
Lease Terms: Details on reverse side

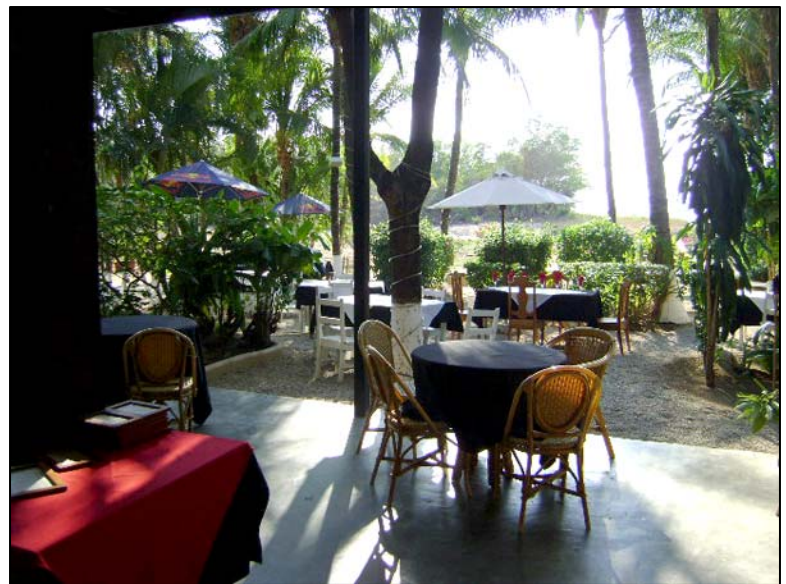
Property Description:

Profitable, beach front restaurant & bar for sale in Tamarindo, Costa Rica. Perfect business opportunity for someone looking to relocate to Costa Rica. Located at one of Costa Rica's most popular tourist & surf beaches. Was voted in the top 10 of restaurants in Costa Rica, and has a reputation as one of Tamarindo's best restaurants.

Business is turn-key and comes with fully trained kitchen and service staff. Includes furniture, equipment, inventory and website. Established for over 5 years with a great location as well as tourist clientele. Owner will stay on for a 1-month "Training & Transition" period.

Sale Price: \$99,900 US

(Price Includes All Furnishings)



For Further Information, Please Contact Our Exclusive Sales Team:

U.S. Office: Brooklyn, New York
350 Livingston Street, 1st Floor
Tel: 718-687-4200
Fax: 718-935-1822

Costa Rica: San Jose
#35-10th Av. 35th St., Suite 201
Tel: 506-2234-2906
Fax: 506-2225-9714

Costa Rica: Tamarindo
Leora Pacifico, #101
Tel: 506-8392-8947
US Toll-Free: 1-866-268-8132

info@theGreeneGroup.org

www.theGreeneGroup.Org

All information contained herein was provided by or obtained from the owner of the property or from sources that we deem reliable. Though we have no reason to doubt the validity of the information, we do not warrant any information disclosed. All information must be immediately verified. IT IS STRONGLY URGED THAT THE PROSPECTIVE PURCHASER CAREFULLY VERIFY ALL INFORMATION HEREIN.

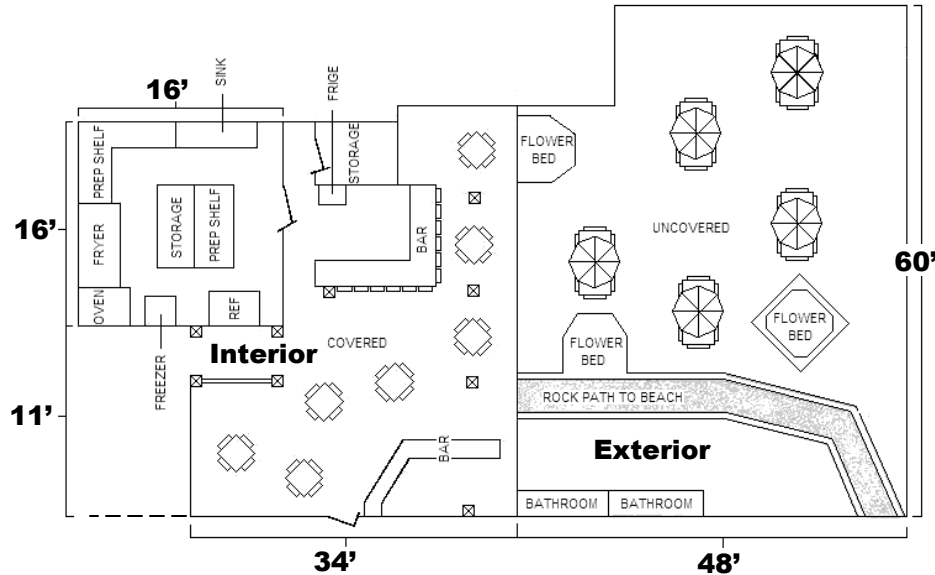
La Laguna del Cocodrilo – For Sale

Playa Tamarindo, Guanacaste, Costa Rica
Ocean-Front Restaurant & Lounge

THE
GREENE
GROUP S.A.

Lease Terms:

Rent:	\$1450/month -- 17,400/year,
Includes:	Liquor Licensing Rental
Expiration:	Expires October 2011
Renewals:	Negotiable
Escalations:	None
Terms:	Owner maintains optionable 6-month Vacate Clause if property is sold.
Utilities:	Paid by Tenant



Inventory Includes:

Kitchen:

- 3 Refrigerator Units, 2 new with 1 year warranties.
- ½ sized refrigerator (appetizer station)
- Large standing Freezer less than 2 years old.
- 2 Ovens, 1 purchased within the last 6 months.
- 6 top burner unit with Bane Marie and Deep Fryer.
- Stainless steel countertops and prep stations.
- Standard Kitchen Equipment i.e. Blenders, Mixers Etc.
- Plate ware for 120 people.

Dining Room & Bar:

- 12 Designer Bar stools
- Varied glass ware, standard fine dining collection
- 3 designer tables w/ 12 chairs (all other furniture for dining is shared between Bakery, Restaurant and Hotel)
- 4 Designer Lounge chairs -3 Designer Coffee tables.
- 3 Beer coolers (owned by the beer company)
- Custom wine rack -All standard bar equipment & utensils
- Table Cloths, cloth napkins, & silverware for tables & bar.
- All lighting equipment in the garden
- Computer with POS system installed & 3 printers.
-Epson Laser printer, -Phone/fax machine.
- Full stereo system with 5 speakers installed throughout the dining room and bar.

Live Music Equipment:

- Full Pearl Drum set (without Cymbals) - 2 large speakers
- 12 input mixer systems & Marshall 250 guitar amp.

Also included are all standing food, liquor, and wine inventory.
Website with forwarding reservation system also included.

www.lalagunatamarindo.com

Major Expenses	Per Month	Note
Rent	1,300	w/ Liquor License
Electricity	700	
Water	100	
Gas (Avg)	100	(10 months)
Salaries Kitchen	1,700	(10 months)
Salaries Front House	750	(10 months)
Accountant	150	
Security & Grounds	240	
Owners Salary	2,000	
Total Operating Exp's	79,380	
Annual Permits	400	
Employee Liquidations	2,500	10% of Salaries
Total Annual Exp's	82,280	

Yearly Revenue

Gross Income	\$291,127
Net Inc after 18% Taxes	\$238,724

Annual Profits & Net Operating Income

Net Revenue	\$238,724
Cost of Goods Sold (35% of NetRev)	\$83,553
Total Annual Expenses	\$82,280
Net Operating Income	\$72,891

info@theGreeneGroup.org

www.theGreeneGroup.Org