

# 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

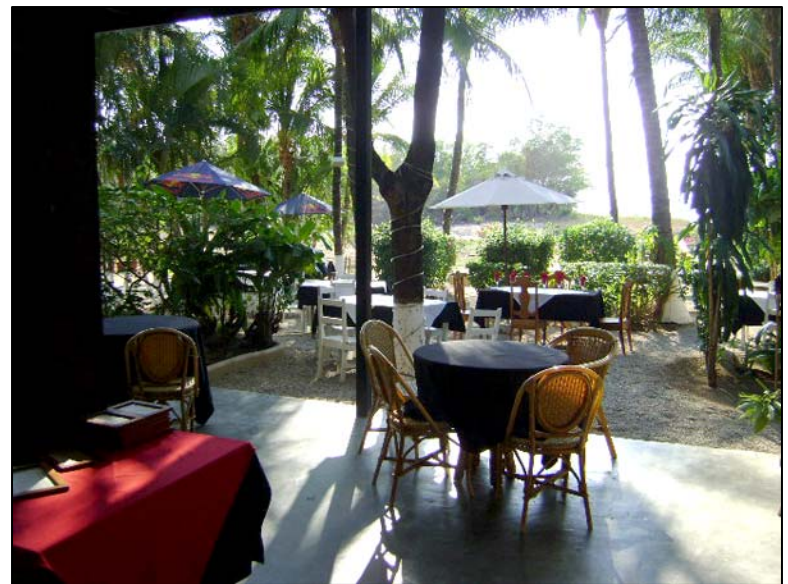
## Property Description:

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, 1<sup>st</sup> Floor  
Tel: 718-687-4200  
Fax: 718-935-1822

**Costa Rica: San Jose**  
#35-10th Av. 35<sup>th</sup> 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](mailto:info@theGreeneGroup.org)

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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.

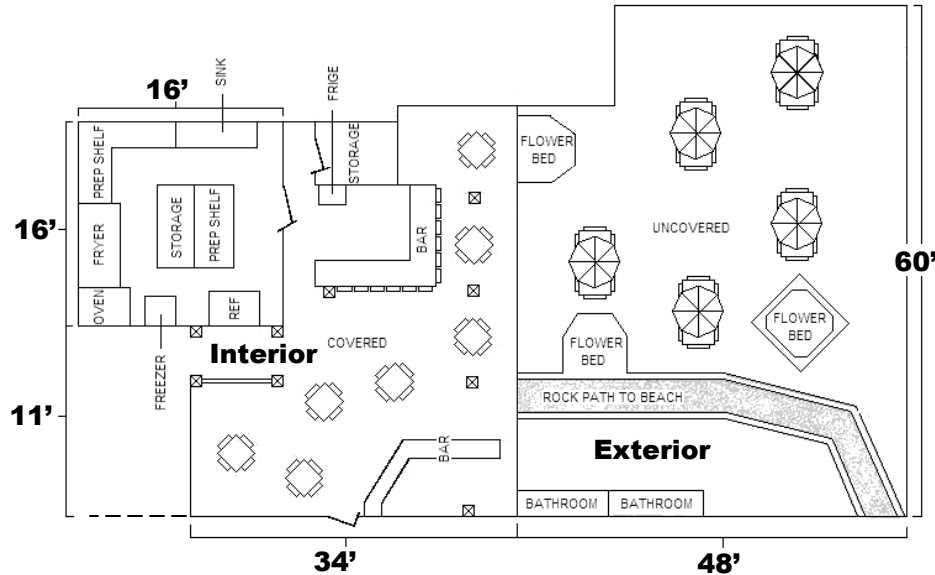
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## Lease Terms:

<b>Rent:</b>	\$1450/month -- 17,400/year,
<b>Includes:</b>	Liquor Licensing Rental
<b>Expiration:</b>	Expires October 2011
<b>Renewals:</b>	Negotiable
<b>Escalations:</b>	None
<b>Terms:</b>	Owner maintains optionable 6-month Vacate Clause if property is sold.
<b>Utilities:</b>	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](http://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	
<b>Total Operating Exp's</b>	<b>79,380</b>	
Annual Permits	400	
Employee Liquidations	2,500	10% of Salaries
<b>Total Annual Exp's</b>	<b>82,280</b>	

### 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
<b>Net Operating Income</b>	<b>\$72,891</b>

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