

For Sale

Turnkey Restaurant

418 W Washington St,
Chatahoochee, FL 32324



CENTURY 21
COMMERCIAL.[®]

First Story Real Estate

James Durham
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PUB AND GRUB



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$900,000 |
| Building Size: | 5,184 SF |
| NOI: | \$107,492 |
| Cap Rate: | 11.94% |
| Year Built: | 1988 |

PROPERTY DESCRIPTION

Located in the heart of Chattahoochee, this 5,184 sq ft restaurant offers a fully operational, turnkey setup. With all equipment and a 5-ton HVAC system less than four years old, the property is built for efficiency and long-term durability.

Expansion Opportunity

Current Operations

4 Days/Week

Gross Sales- \$29,166/month

Profit Margins- 33.65%

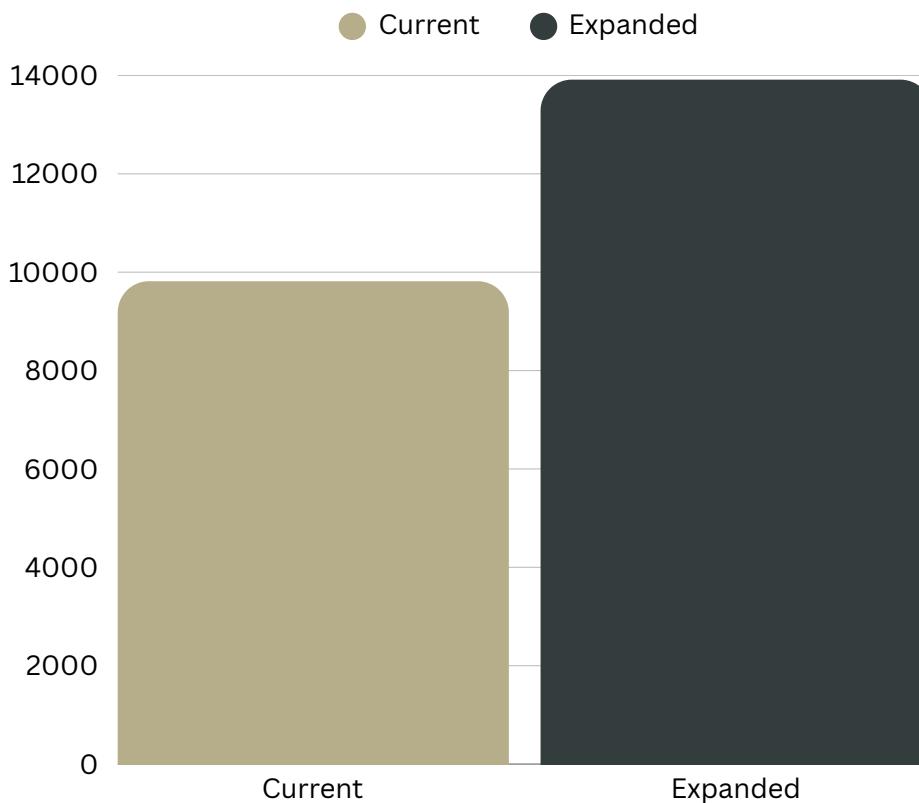
Expanded Operations

7 Days/Week

Projected Sales- \$41,349/month

Annualized Profit Upside- \$49,176

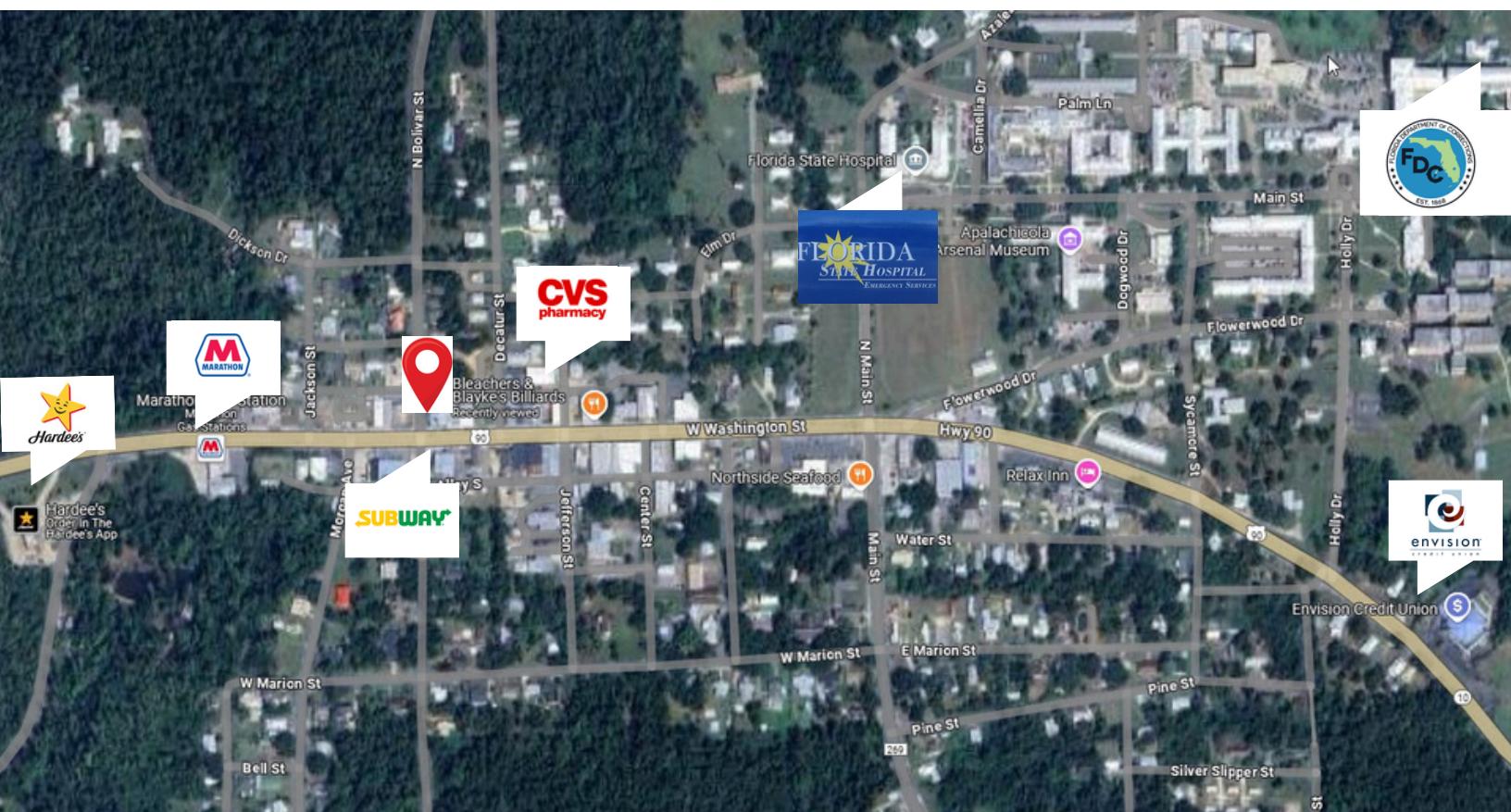
*Margins stable at 33.65%



“Monthly gross profit grows by over \$4,000 with expanded hours — a +41.7% increase in income potential.”



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Major Job Density

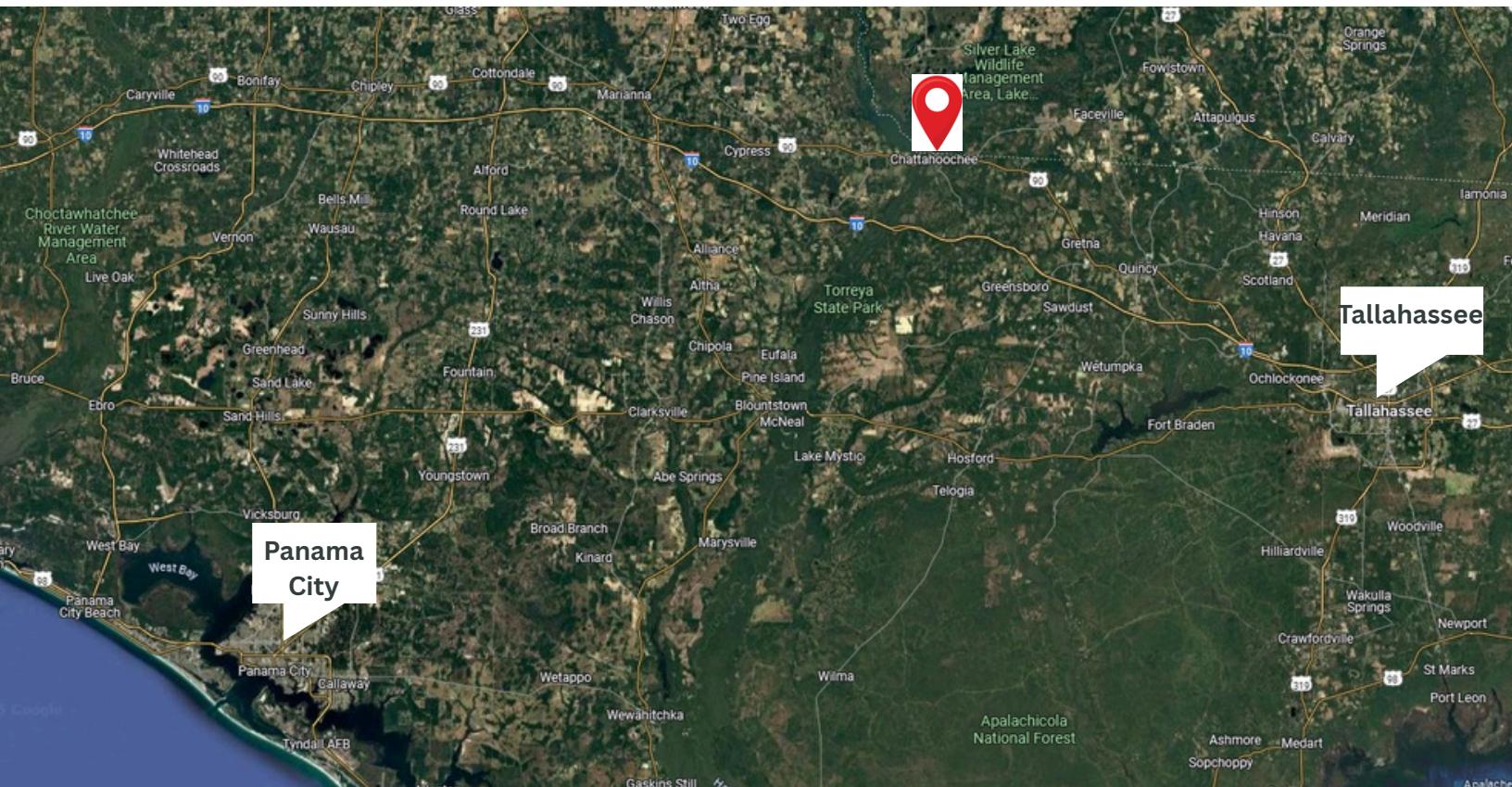
Florida State Hospital
River Junction Correctional

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First Story Real Estate
316 Williams St Tallahassee, FL 32303



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**5 Minutes to Lake Seminole
3 Minutes to Chattahoochee RV Campgrounds
30 Minutes to Bainbridge
50 minutes to Tallahassee
1hr 30 minutes to Panama City**

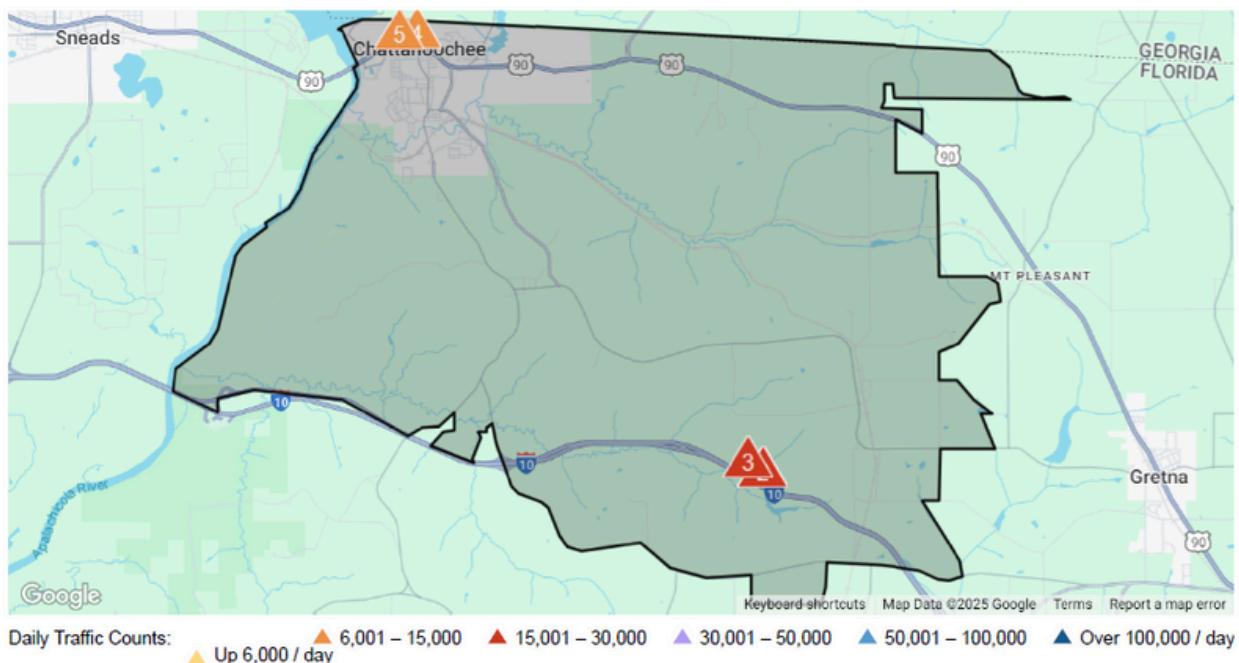
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Traffic Counts



| | | | | |
|---|---|---|--|--|
| 1 25,000 2022 Est. daily traffic counts | 2 24,472 2024 Est. daily traffic counts | 3 20,589 2024 Est. daily traffic counts | 4 9,913 2024 Est. daily traffic counts | 5 9,470 2024 Est. daily traffic counts |
|---|---|---|--|--|

Population and Income

| | |
|------------------------------|----------|
| Total Daytime Population | 6,089 |
| Population Change since 2020 | +0.86% |
| Average Household Size | 2.33 |
| Average Household Income | \$53,356 |
| Average Disposable Income | \$44,755 |



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Current Pro Forma

| Sale Price \$300,000.00 | | | |
|-------------------------|-------|--------|--------------------|
| Income Breakdown | | | |
| Unit # | #Beds | #Baths | Current Unrealized |
| Restaurant | | | \$ 20,180.00 |
| Games | | | \$ 3,000.00 |
| Totals | | | \$ 23,180.00 \$ - |

| Expenses Mortgage | | | |
|-------------------|------------------|-------------------|--------------|
| Property Tax/Yr | \$ 1,500.00 | Downpayment (%) | 25.00% |
| Insurance/Mo | \$ 125.00 | Interest Rate (%) | 8.00% |
| Internet/Mo | \$ 100.00 | Loan Term (Years) | 30 |
| Food & Alcohol/Mo | \$ 18,314.00 | Closing Costs | \$ 36,000.00 |
| Utilities | \$ 700.00 | | |
| Licensing/Mo | 218.00 | | |
| Management (%) | | | |
| Vacancy (%) | | | |
| Maintenance (%) | 5.00% | | |

Current Pro Forma Analysis

| Item | \$/Mo. |
|---------------------------------|---------------------|
| Gross Rents | \$ 21,180.00 |
| Property Management | \$ - |
| Property Taxes | \$ 125.00 |
| Insurance | \$ 125.00 |
| Operating Expenses | \$ 26,463.00 |
| Vacancy Reserve | \$ - |
| Maintenance Reserve | \$ 1,500.00 |
| Total Operating Expenses | \$ 22,388.00 |
| Monthly NOI | \$ 2,807.70 |
| Annualized NOI | \$ 16,742.00 |
| Capitalization Rate | 11.84% |

| Mortgage Calculator | |
|---------------------|---------------|
| Sale Price | \$ 300,000.00 |
| Loan to Value Ratio | 80.00% |
| Down Payment | \$ 160,000.00 |
| Closing Costs | \$ 27,000.00 |
| Principal | \$ 729,000.00 |
| Interest Rate | 8.00% |
| Term (Years) | 30 |
| Monthly Mortgage | \$ 4,514.00 |
| Monthly Net | \$ 4,006.70 |
| Annualized Net | \$ 32,054.72 |
| Annualized ROI | 26.65% |

Market Rent pro forma analysis

| Item | \$/Mo. |
|---------------------------------|------------------------|
| Unrealized Income | \$ - |
| Property Management | \$ - |
| Property Taxes | \$ 125.00 |
| Insurance | \$ 125.00 |
| Operating Expenses | \$ 26,463.00 |
| Vacancy Reserve | \$ - |
| Maintenance Reserve | \$ - |
| Total Operating Expenses | \$ 28,638.00 |
| Monthly NOI | \$ (25,839.00) |
| Annualized NOI | \$ (161,414.00) |
| Capitalization Rate | -27.53% |

| Mortgage Calculator | |
|---------------------|-----------------|
| Sale Price | \$ 300,000.00 |
| Loan to Value Ratio | 80.00% |
| Down Payment | \$ 160,000.00 |
| Closing Costs | \$ 27,000.00 |
| Principal | \$ 729,000.00 |
| Interest Rate | 8.00% |
| Term (Years) | 30 |
| Monthly Mortgage | \$ 4,514.00 |
| Monthly Net | \$ (15,384.00) |
| Annualized Net | \$ (161,414.00) |
| Annualized ROI | -16.00% |

Projected Pro Forma(based on current profit margins)

| Sale Price \$1,200,000.00 | | | |
|---------------------------|-------|--------|--------------------|
| Income Breakdown | | | |
| Unit # | #Beds | #Baths | Current Unrealized |
| Restaurant | | | \$ 41,349.00 |
| Games | | | \$ 2,000.00 |
| Totals | | | \$ - \$ 43,349.00 |

| Expenses Mortgage | | | |
|-------------------|--------------|--------------------|--------|
| Property Tax/Yr | \$ 1,500.00 | Downpayment (%) | 25.00% |
| Insurance/Mo | \$ 125.00 | Interest Rate (%) | 8.00% |
| Gas & Electric/Mo | \$ 700.00 | Loan Term (Years) | 30 |
| Internet/Mo | \$ 100.00 | | |
| Food & Alcohol/Mo | \$ 22,000.00 | | |
| Payroll/Mo | \$ 9,566.00 | 2 Cooks, 2 Servers | |
| Licensing/Mo | \$ 250.00 | | |
| Management (%) | | | |
| Vacancy (%) | | | |
| Maintenance (%) | 5.00% | | |

Current Pro Forma Analysis

| Item | \$/Mo. |
|---------------------------------|---------------------|
| Gross Rents | \$ - |
| Property Management | \$ - |
| Property Taxes | \$ 125.00 |
| Insurance | \$ 125.00 |
| Food & Alcohol | \$ 32,616.00 |
| Vacancy Reserve | \$ - |
| Maintenance Reserve | \$ - |
| Total Operating Expenses | \$ 35,033.45 |
| Monthly NOI | \$ 8,315.55 |
| Annualized NOI | \$ 99,786.60 |
| Capitalization Rate | #DIV/0! |

| Mortgage Calculator | |
|---------------------|-----------------|
| Sale Price | \$ 1,200,000.00 |
| Loan to Value Ratio | 75.00% |
| Down Payment | \$ 300,000.00 |
| Closing Costs | \$ 36,000.00 |
| Principal | \$ 900,000.00 |
| Interest Rate | 8.00% |
| Term (Years) | 30 |
| Monthly Mortgage | \$ 6,603.88 |
| Monthly Net | \$ 1,711.67 |
| Annualized Net | \$ 20,540.03 |
| Annualized ROI | 6.11% |

Market Rent pro forma analysis

| Item | \$/Mo. |
|---------------------------------|---------------------|
| Unrealized Income | \$ 43,349.00 |
| Property Management | \$ - |
| Property Taxes | \$ 125.00 |
| Insurance | \$ 125.00 |
| Food & Alcohol | \$ 32,616.00 |
| Vacancy Reserve | \$ - |
| Maintenance Reserve | \$ 2,167.45 |
| Total Operating Expenses | \$ 35,033.45 |
| Monthly NOI | \$ 8,315.55 |
| Annualized NOI | \$ 99,786.60 |
| Capitalization Rate | 8.32% |

| Mortgage Calculator | |
|---------------------|-----------------|
| Sale Price | \$ 1,200,000.00 |
| Loan to Value Ratio | 75.00% |
| Down Payment | \$ 300,000.00 |
| Closing Costs | \$ 36,000.00 |
| Principal | \$ 900,000.00 |
| Interest Rate | 8.00% |
| Term (Years) | 30 |
| Monthly Mortgage | \$ 6,603.88 |
| Monthly Net | \$ 1,711.67 |
| Annualized Net | \$ 20,540.03 |
| Annualized ROI | 6.11% |