



THE VELD  
GROUP

LOS ANGELES • TOKYO  
SAN DIEGO • LAS VEGAS

# OPPORTUNITY OVERVIEW

**For further information contact ...**



**THE VELD  
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**THE VELD GROUP**

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## **Purpose**

This Business Opportunity Summary, presented by The Veld Business Advisory Group, Inc. (“The Veld Group”) is intended to acquaint a prospective purchaser with relevant preliminary information regarding a business opportunity which is currently available for acquisition, sale or merger. The overall format of this Business Opportunity Summaries are concise by nature, as it is designed to provide prospective purchasers a broad overview, rather than disclosing any potentially confidential data about opportunity indicated herein.

Additional details, and potentially, a comprehensive business review of the opportunity included herein may be obtained upon receipt of an appropriate non-disclosure statement (“NDA”). Depending on the nature of the business opportunity offered (i.e. the level of confidentiality that our clients have requested, the asking price, etc.), a statement of financial capability or a demonstration of ability to finance may also be required. These forms, which may be returned via fax to 310.652.8363, or regular mail, are included as Appendix 1 and 2 of this document.

## **Confidentiality and Disclaimer**

Business Opportunity Summaries, prepared by The Veld Group, are based upon materials provided and information supplied by our client company, pursuant to The Veld Group’s engagement by the Companies. While the information contained herein is believed to be accurate, The Veld Group has not conducted any audit or investigation with respect to such information, and expressly disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, these or any such Business Opportunity Summaries. Only those particular representations and warranties which may be made by the Company in a definitive written purchase agreement, when and if one is executed, and subject to such limitations and restrictions as may be specified in such purchase agreement, shall have any legal effect.

By acceptance of these Business Opportunity Summaries the recipient acknowledges their responsibility to perform a due diligence review at their own cost prior to any acquisition of or merger with the companies described herein. Further, while certain details of the business opportunities indicated herein may allow prospective acquirers or other intermediaries to ascertain the identity of our clients, the recipient of this document agrees that all communications will be conducted through The Veld Group or its appointed representatives.

Neither the recipient of this Business Opportunity Summary, nor anyone acting on their behalf shall visit the business or contact the Seller, its employees, suppliers, customers, landlord, or parties with whom Seller has a contractual relationship except through TVG. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any opportunity or its premises presented by TVG will be conducted via TVG.

## South Bay Bar with Property – Local Venue with No Food Service Required!

Business	The Sly Fox Irish Pub		
Location / Address	16829 Prairie Ave. Lawndale, CA 90260		
Industry Description	Bar/Pub	Business Code	5813
Days Open	7 Days; Mon – Thu 4 - 12 am;	Year Established	1984
Hours of Operation	Fri - Sun 12 pm – 12 am	Years Owned	2018
Full-time Employees	TBD	Part-time	1 Manager + 3 Bar
Hours/wk by Owner	Semi-absentee (own 8 locations)	Owners Duties	Oversite/Management
Skills / Licenses Req'd	Type 48 Liquor License	Training Offered	2 weeks at 20hrs/week
Non-Compete Terms	3 years / 3 miles		
Website	<a href="https://theslyfoxirishpub.com/">https://theslyfoxirishpub.com/</a>		
Lease / Bldg. Info.	Stand-alone buildings	Rent including CAM	Not applicable (“N/A”)
Lease Granted	N/A	Occupancy	TBD
Lease Expires	N/A	Term & Option	N/A
Bldg./Area Description	Retail	Square Footage	1,973 sq ft /12 acre lot
Seats, Pkg, Zoning, etc.	Onsite parking w/7 spaces + 1 Handicap ~1,300 sq. ft. bar/office; 400 sq ft barber shop		
Reason for Sale	Shift of focus to alternate concepts		
Financial Summary	2024		
Gross Revenue	\$ 252,000 (~ \$21k/mo)		
COGS	\$ TBD		
Rent / CAM	\$ 68,400 (mortgage)		
Payroll +	\$ 21.6k mgr + Bar staff		
Net Income (before tax)	Breakeven / ~ \$25k Loss		
Discretionary Cash Flow	Breakeven / ~ \$25k Loss		
Included in Sale	Assets		Liabilities
FF&E Included	\$ 40,000	Lease Obligations	Facility leases
Other Assets Included	Liquor License	Owner Financing/Terms	Buyer may be able to
Inventory (included)	\$ 5,000 at cost		secure SBA loan(s)
Asking Price	\$ 1.1M (property & bar)	Earnest Money Dep.	\$ 50,000

The Seller provided all data contained herein. The Veld Group is not responsible for its accuracy or completeness.

<b>Opportunity Summary</b>	
<b>Headline</b>	<b>South Bay Bar with Property – Local Venue with no Food Service Required!</b>
<b>Summary</b>	This cozy South Bay bar provides its patrons a relaxed, friendly atmosphere. The venue boasts excellent freeway access, is adjacent to a popular business that attracts customers, and has a large management office and a separate income producing tenant. This quintessential dive bar offers affordable drinks, billiards, sports event viewing and a classic pub like experience.
<b>Facilities / Assets</b>	This overall property is comprised of an 1,973 square foot structure on a 0.12 acre lot. The bar has a spacious 400 square foot (approx.) management office and a tenant with another 500 square feet (approx.) that leases for \$1,200/month. The sale includes all of the business and property's furniture, fixtures, equipment, and liquor license. An estimated \$5,000 in inventory will be sold at cost at close in addition to purchase price.
<b>Competition</b>	This bar enjoys a largely local client base that work or reside in the area, or those who visit a large nearby sporting facility. The venue's main street thoroughway and freeway access provide it stellar access and main street visibility – which are further complimented by 2 busy neighboring businesses.
<b>Growth Potential</b>	This absentee run venue can benefit from an onsite working owner-operator with hospitality experience that can provide friendly customer service and ensure strong ticket sales.
<b>Additional Information</b>	This venue is owned by seasoned bar owners that operate 8 venues. In an attempt to diversify their holdings to include daytime venues, they are parting with this business and property investment.

The Seller provided all data contained herein. The Veld Group is not responsible for its accuracy or completeness.

## **Asset List**

### **The Sly Fox Irish Pub**

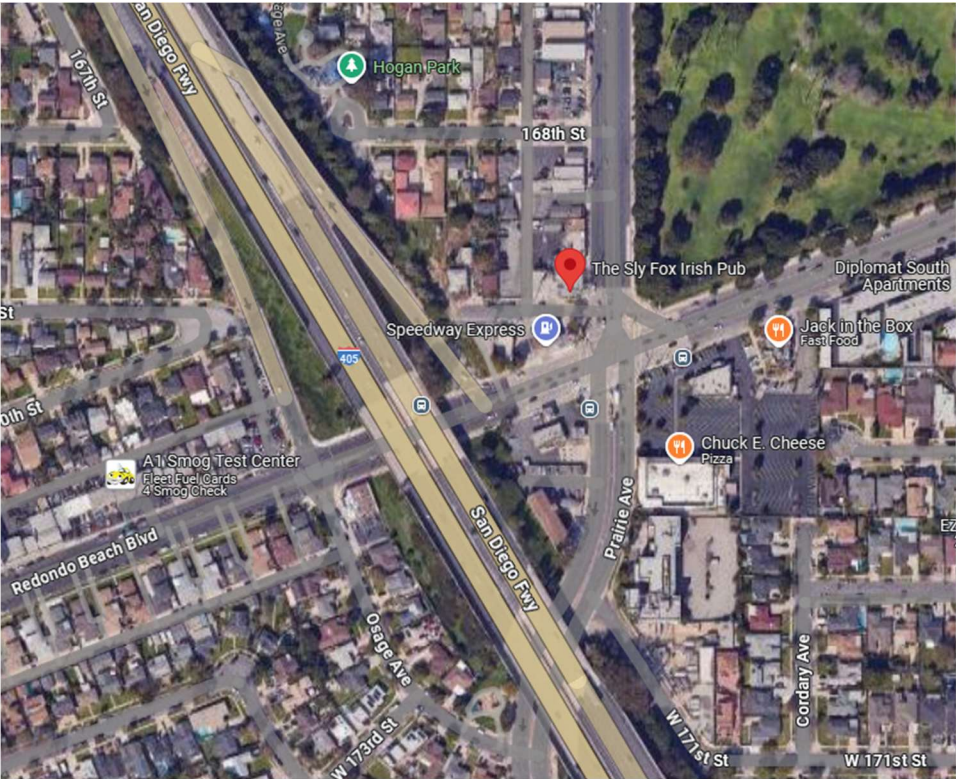
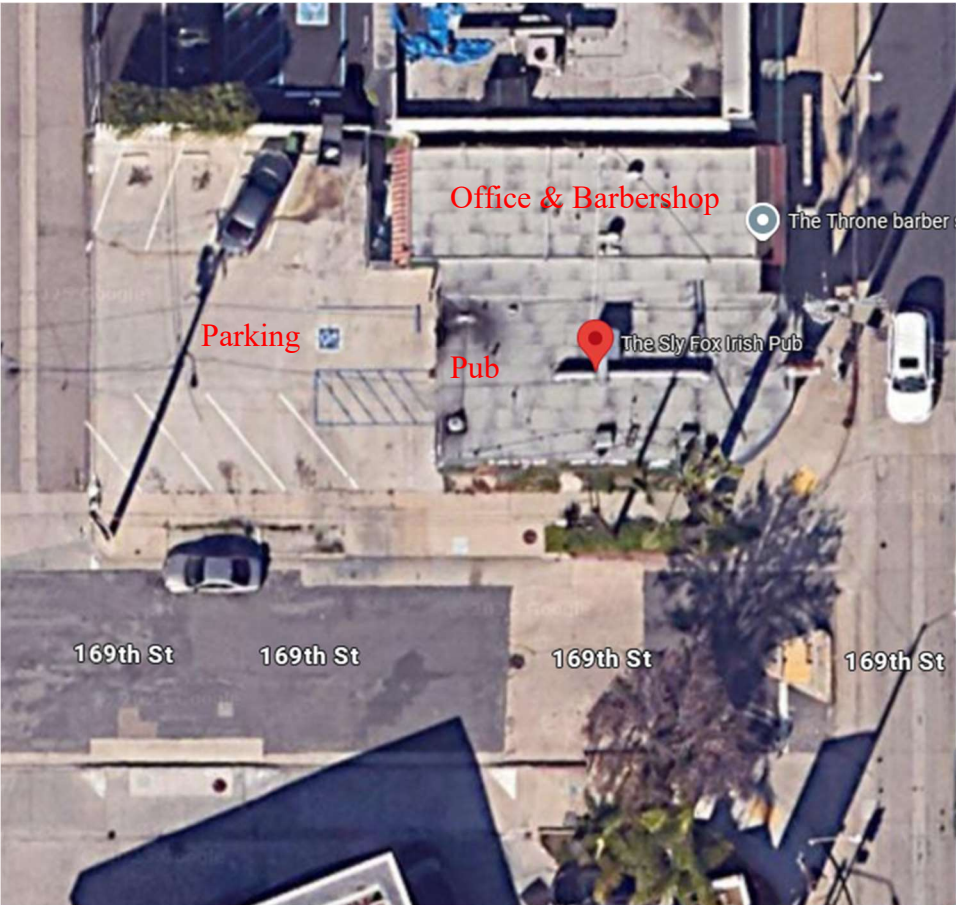
#### **Assets Included in Sale**

*All of furniture, fixtures & equipment & Type 48  
Liquor License will be included in this sale.*

*An estimated \$5k in Inventory  
will be sold at cost at close.*

*The sale includes the 0.12 Acre  
(~ 5,227 sq. ft.) property.*


Overhead View








Website

<https://theslyfoxirishpub.com/>




16829 Prairie Ave. Lawndale, CA. 90260 | (310) 921-8819

SOCIAL

WEEKLY HAPPENINGS



**THE SLY FOX**

**HAPPY HOUR**

EVERY DAY FROM OPEN-6PM

16829 PRAIRIE AVE., LAWDALE, CA 90260

ALL DOMESTIC BOTTLES & BUD LIGHT DRAUGHT- \$3

WELL COCKTAILS- \$4

TITOS & FIREBALL- \$5




JAMESON & JACK- \$6

PATRON SILVER- \$7

Happy Hour

7 Days A Week Happy Hour

PHOTOS



CONTACT US

The Sly Fox Irish Pub

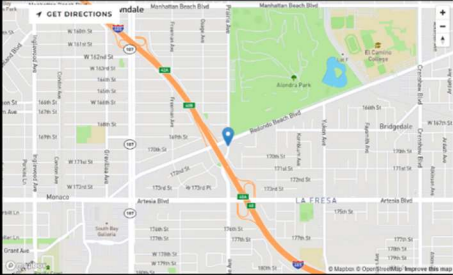
16829 Prairie Avenue, Lawndale, California 90250, United States

(310) 921-8819

Hours

Open today 04:00 pm – 12:00 am

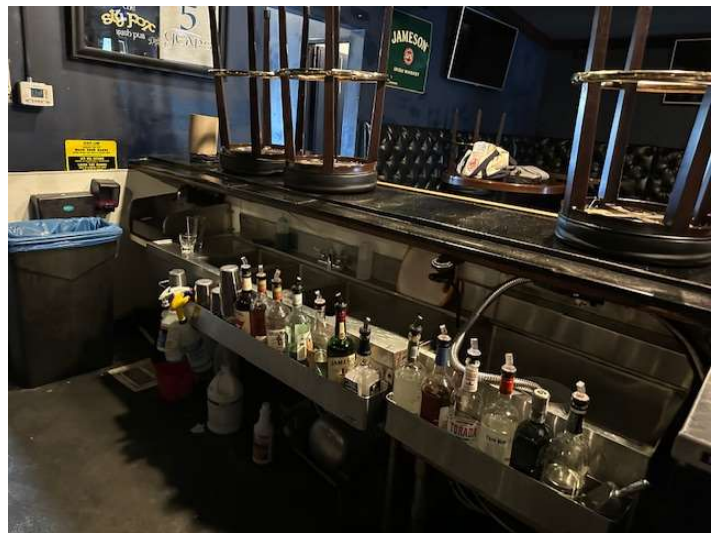
DROP US A LINE!



## Photos







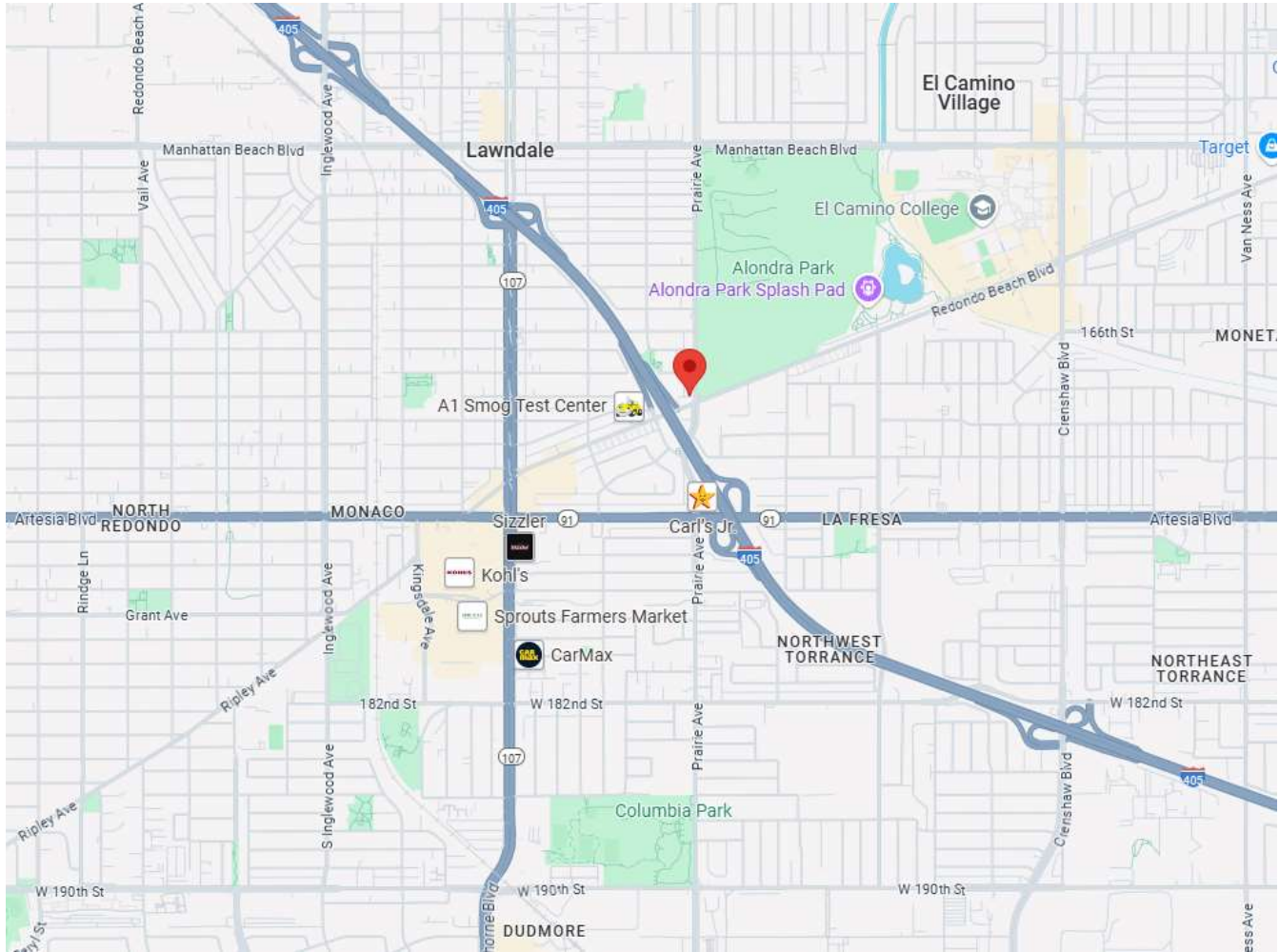








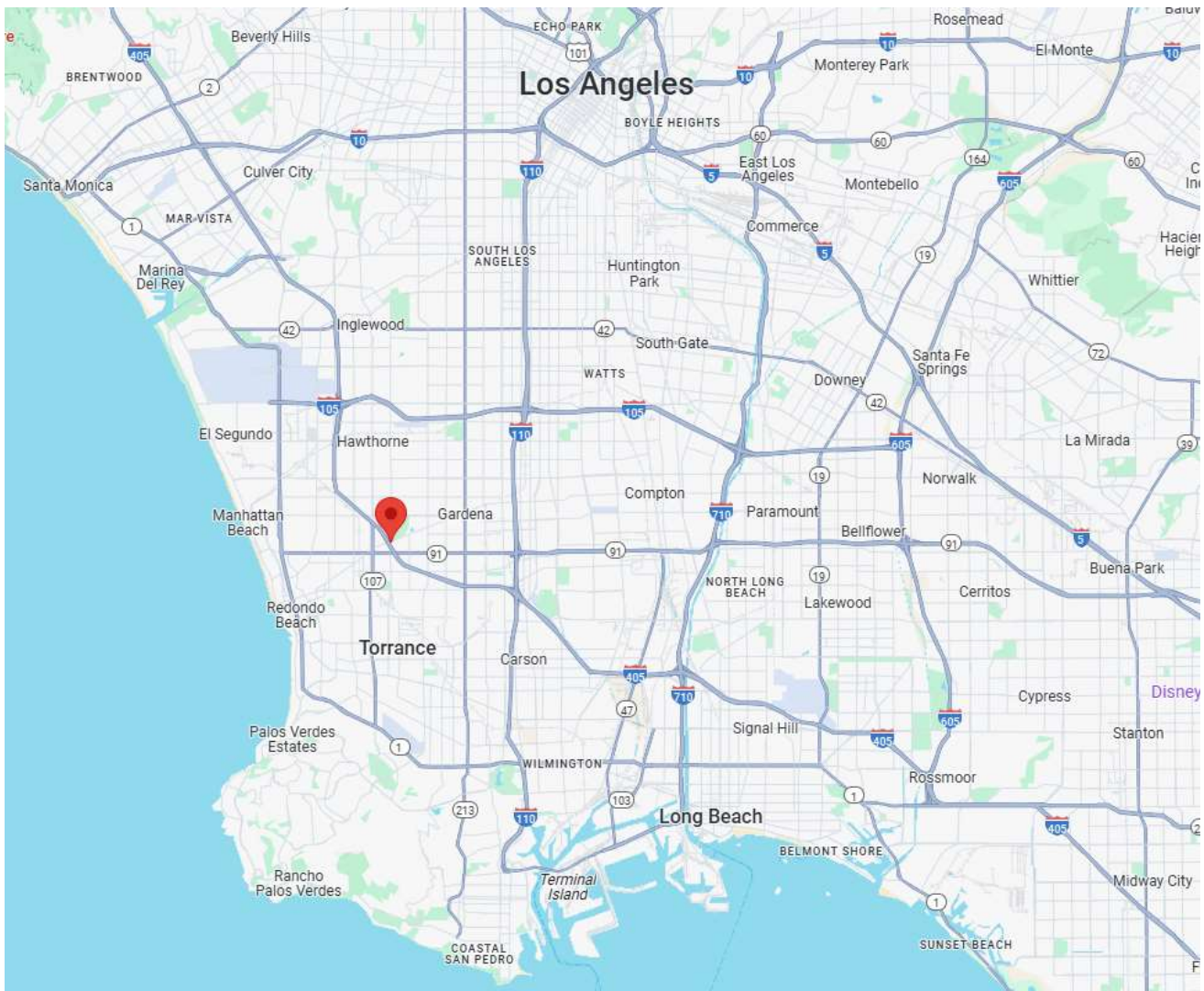
## Location Map



**The Sly Fox Irish Pub is located at  
16829 Prairie Ave. Lawndale, CA 90260**



## Area Map



## **Appendix 1 – Offer to Purchase Agreement**

**Available Upon Request**