



7400 US State Route 209, Napanoch, New York

www.thepapermillrestaurant.com

Overview

Prospective Financials

Marketing Tools

Signage

Landscaping

Tent

Main Dining Room

“New York” Room

Bar

Entry/ Bridal/ Bathrooms

Patio

Storage

Kitchen

Office



Overview



- Originally constructed in 2006 on an elevated parcel to enhance visibility from State Route 209 with traffic counts over 14,000 per day. No expense spared in developing and remodeling this active facility!
- The primary Restaurant/Bar area of 6,700 SF is fully sprinklered, alarmed, and has central A/C. Well known as the Paper Mill Restaurant, it includes a well thought-out centrally located 900+ SF full-Kitchen plus basement prep and cooler space which allows service to four dining areas as well as the event center. Outdoor Patio (seats 100+); Main Dining Room (seats 100), New York Room (seats 50), Bar/Tavern (seats 50) plus the adjacent Event Structure.
- Mechanical Room: All mechanicals are up to date and in excellent condition, immense storage, large coolers for beer and soft drinks – ALL located in basement under kitchen area. There is also a second floor office, full bath and secondary storage rooms.
- The additional Event Structure/full Canopy/Enclosure w/Bar measures 60x133 (8,000sf) and has Full Electric, heat to accommodate up to 500 guests.
- In between the two structures is nicely landscaped and garden with large area for Patio dining. This nearly 6 Acre parcel can also be highlighted for future expansion of many types to enhance a new owner's desires, and is well-served by Municipal water and sewer and paved parking for approximately 250 cars. Special events and wedding/anniversary and birthday parties are booked frequently throughout the year as a major income contributor. Current bookings are well into 2024, with deposits in trust. Property land area is zoned Mixed use, combining Commercial and residential zoning. Plenty of room for future development/expansion on the residual acreage.

Prospective P&L

A la Carte	525000
Events	225000
Total *	750000
Labor**	187500
COGS	225000
Gross Margin	337500
Property Taxes	26578
Sales Tax	6750
Insurance***	18000
Workers Comp	3000
restaurant & bar supplies	30000
maintenance	5000
Linens	7500
water/ sewer	5500
pest control	1800
Waste Removal	4800
Landscaping****	2800
Utilities*****	40000
Cable/ phone	4800
Marketing*****	12000
	168528
Profit	168972

Prospective P&L based on 3-year history

* based on 3- year averages

** based on owner/ operator optimized labor at 25% of sales

*** could be optimized with lower coverage, current \$3M full liability

**** could be optimized with own mower

***** can be optimized with full move to propane and/or geothermal

***** mostly facebook/ google ads/ select print

New Website in '23- thepapermillrestaurant.com

- With key functionality
 - Newsletter sign up
 - online ordering
 - Gift card purchasing
 - Reservations
 - SEO optimized
 - Photo carousels
 - Live link to daily specials (chef updates on computer in office)





Holiday Marketing Tool Kit Available

- Assets available for all major holidays and event types



Jan Reserve Now for Mother's Day



The Paper Mill Restaurant <info@thepapermillrestaurant.com> Tue, Apr 30, 2

To: jan@thepapermillrestaurant.com ▾

Sat & Sun, May 11 & 12, 12 - 8p

MOTHER'S DAY WEEKEND

at



THE PAPER MILL

SPECIAL MENU
plus FULL MENU

Newsletter

- Active monthly newsletter, with total subscribers of 951 as of May '24
- Leveraging constant contact



Exterior Signage added in '21

Further Exterior Signage

- Lighted menu board signage added adjacent to entry way
- Functioning, lighted waterwheel added for visual roadside interest
- Storage trailer with changeable signage parked at Northmost point of property





Landscaping

- Robust, landscaping throughout
- Premium pavers
- Perennials added yearly to bolster the effect
- Great wedding photo backdrops

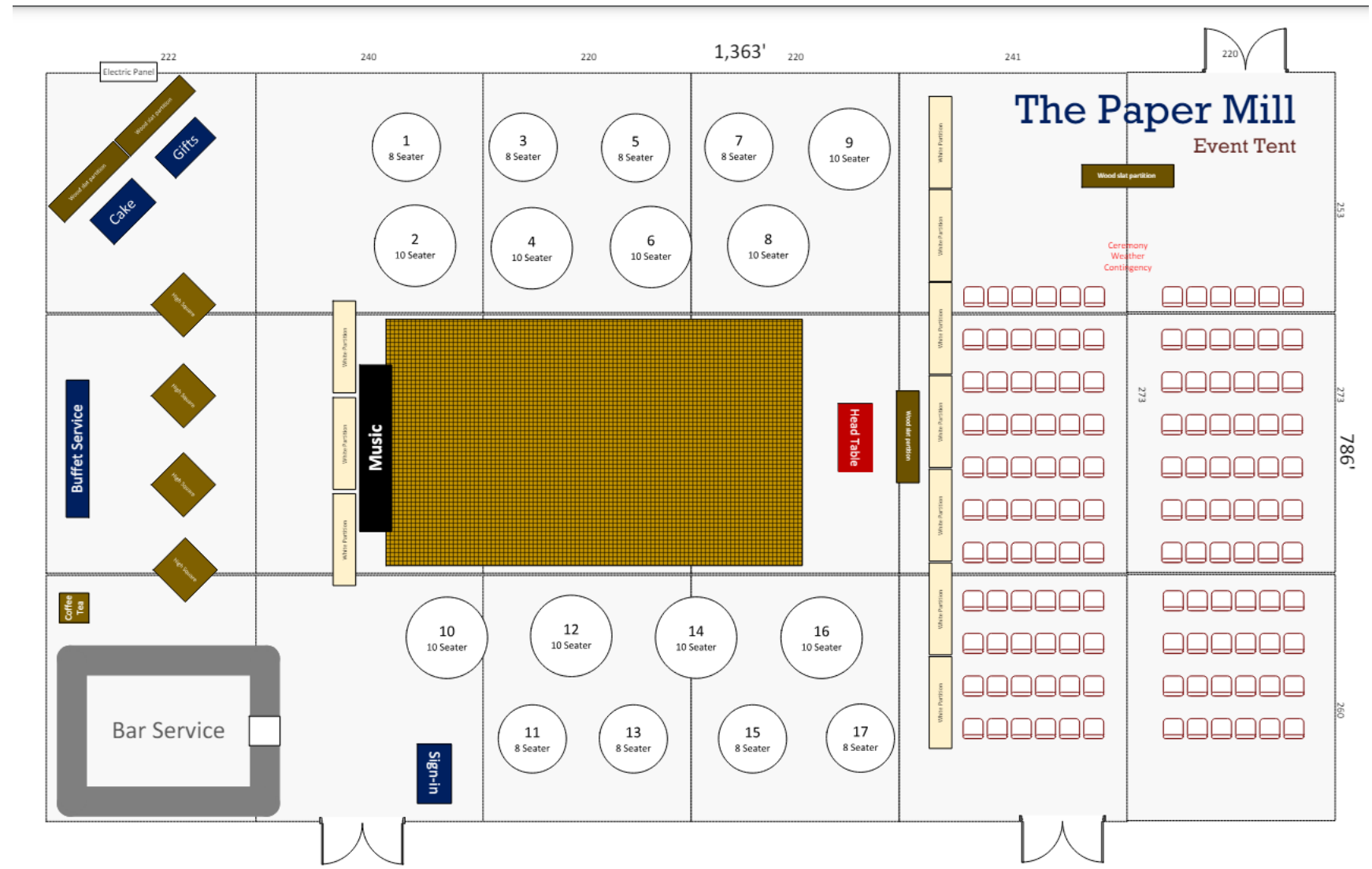


The image shows the interior of a large, white tent. The ceiling is draped with white fabric and features several ornate, multi-tiered chandeliers with glowing lights. The walls are lined with a series of arched windows, some of which are covered with white curtains. The floor is covered with a light-colored material, possibly a carpet or a large sheet. The tables are round and covered with white linens. Each table is set with white plates, silverware, and several glasses. In the center of each table is a large, vibrant floral centerpiece. The chairs are dark wood with a spindle back and cream-colored seats. The overall atmosphere is one of a formal, elegant event space.

Tent
capacity 500

Tent

- Standard tent configuration for weddings up to 200, providing a rain alternative to the patio
- All equipment shown is owned by the Papermill



Dividers Tent

- Standard
 - Number: 3

- Wedding
 - Number: 10





Tent Heaters

- Propane heat lines installed around the tent
- 4 propane heaters provide excellent heat, even late into November



Tent Bar

- Granite exterior bar
- 2 keg, kegerator
- Running water and sink
- 2 soda lines with guns
- POS machine



Catering

- Premium chafers- 10
- Ability to run multiple parties at the same time on the property



Main Dining

Capacity 90





Main Dining Room

- Fire code to 90
- (table tops have subsequently been upgraded)

Dividers-Main dining room

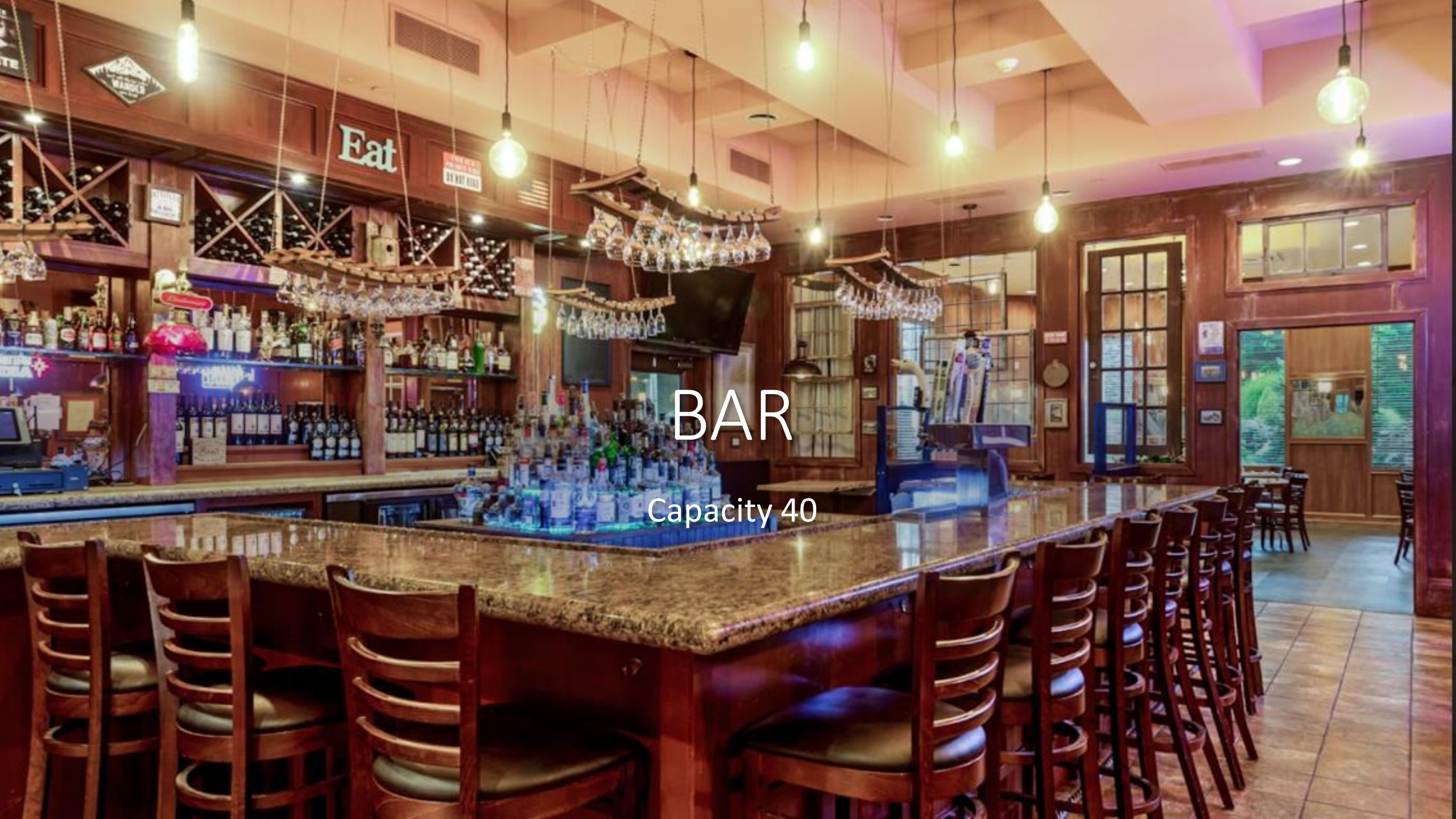


- Number of Dividers: 2 (total across property is 5)
- These are new and built in '21 and '23
- Dividers are on wheels and are used to create separation across the room, and block view into the kitchen
- Often moved between the tent and main dining room



New York Room

Capacity 50



BAR

Capacity 40



Bar equipment

- 8 tap lines
- 2 server areas, with 2 guns and sinks
- 3 undercabinet fridges
- Multiple TV's
- Server Station



Bar & Tent Bar Tap Lines & Cooler

- Soda and Beer lines run to a cooler in the basement



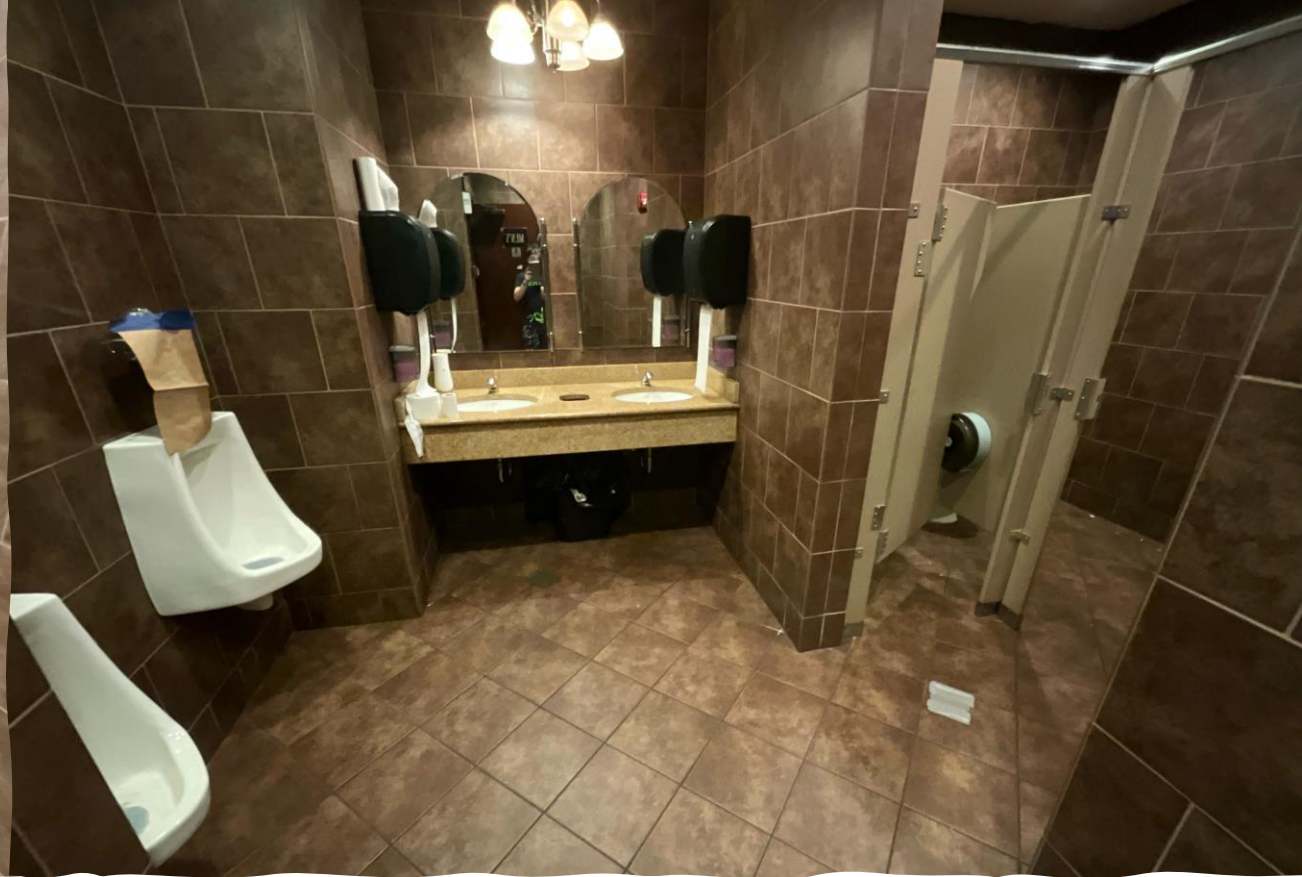
Entry Features

- Paper Mill Custom Sign, new in '21
- New hostess stand, a repurposed antique sideboard
- 2 wooden benches for patrons
- New glass on doors, (only 1 shown)
- Added ATM machine in unused utility closet



Bridal Suite

Complete with private bath, all brand new in '23



Bathrooms

- Floor to ceiling custom tile throughout
- New automated sink faucets in '24

An outdoor patio area featuring several round tables and black metal chairs. The patio is paved with light-colored stones. In the background, there is a raised garden bed with various plants, including evergreens and shrubs, and a stone retaining wall. Large trees are visible behind the garden. A large teal umbrella is open on the right side of the patio, and a white umbrella is partially visible on the left. The overall scene is a well-maintained outdoor dining space.

Patio
café seating for 75

Patio Weddings



- The Patio is often configured for weddings as shown



Storage

- 5 exterior Conex boxes for storage (1 not shown)
- 1 new in '23
- Conex boxes used for tent and its contents in off season, plus decorations and other equipment, dishware
- Trailer with sign used to store chairs in the winter



Dry Goods

Large Dry goods pantry, well lit with built in shelving, just off of the kitchen



Liquor Room Storage

- Bar overflow storage
- Very large

Kitchen

- Hood- new motor in '23
- Back line prep area
- Side salad station and storage areas



Line equipment

- 8 drawers of low boy cooler, on opposing sides of the line
- Sauteed range and salamander (not shown)
- Back range (not shown)
- All in working order





Kitchen Front of House Area



- Extensive dishware to accommodate up to 200 (significant in connex storage)
- Bread warmer, ice machine, cooler, all in working order with recent servicing
- Water pitchers (20+)
- Coffee warmers

Walk in Cooler and Freezer



- Freezer 16 ft x 7 ft 8 in
- Cooler 16 ft 5 in x 10 ft 6 in
- All in good repair, recent servicing

Kitchen Equipment

- Hot boxes new in '22
- Cooler
- 2 ovens



Dishwashing Area



- Large dish area
- Machine with sink
- Opposing 3 basin sink
- Storage area
- All in good repair

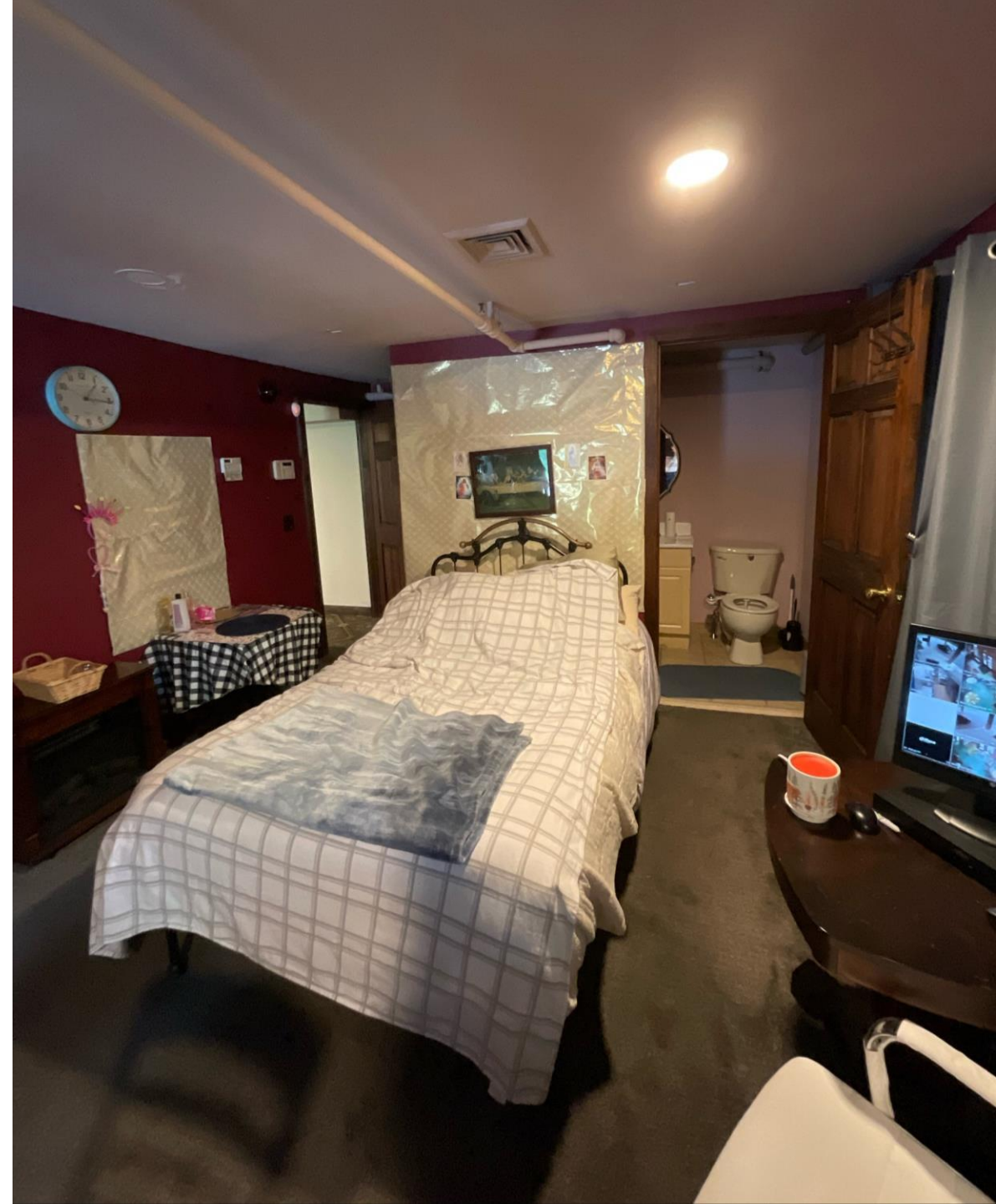
Office Outer Room

- Large conference room table
- Desk
- Storage area



Office Inner Room

- Second desk area
- Security camera aggregating screen
- Not a legal bedroom, but sprinkler and fire door in place
- Needs a fire escape installed out the window



Office Bathroom



- Private toilet, bath and shower
- Fully functioning
- Tiled wall and flooring

AC Bank in Secure Yard



3 new units
since '21

LED Lighting in Parking Lot

- Significant investment to upgrade parking lighting (\$25K)
- Extremely well lit, and cost-effective LED installed in '22
- Surrounds parking lot
- On a timer



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- An aerial photograph of a large commercial property. The property features a large parking lot with several parking spaces. In the center, there is a large white building with a gabled roof and a brown building with a hipped roof. The surrounding area is lush with green trees and some residential houses are visible in the background. The text is overlaid on the image in a large, bold, black font.
- **Turn-Key Opportunity-Open Immediately**
 - **Develop Site to Your Specific Needs**
 - **LARGE Corner Property – High Visibility**
 - **HUGE Traffic Count**
 - **Full Inventory List Available Upon Request**