



One-Eyed Kellee's Offering Memorandum





Beer, Wine, & More
TouchTunes Music
Food & Snacks
Pool, Darts, & Games

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1. Executive Summary

One-Eyed Kellee's is an established neighborhood pub offering a rare opportunity to acquire a **fully built-out, debt-free bar with owned real estate** in a growing St. Petersburg corridor. Known for its welcoming atmosphere and loyal customer base, the pub operates from an owned freestanding building at 3007 6th St S, Saint Petersburg, FL 33705 and is a **turnkey business with trained staff, established supplier relationships, and stable day-to-day operations in place.**

The offering includes both the operating business and the **underlying real estate, which is owned outright and free of debt.**

The bar features a wide selection of both national and local craft beers, wines, hard seltzers, sakes, ready-to-drink cocktails, and an impressive array of wine-based spirits, ensuring there is something for every taste. In addition, our daily food specials keep guests returning, contributing to the pub's popularity and profitability.

One-Eyed Kellee's also offers a variety of entertainment options that enhance the overall customer experience and drive additional revenue. The pool table, TouchTunes music system, and dartboard create an engaging and lively atmosphere, attracting both regulars and new patrons alike. These amenities, combined with our excellent food and drink offerings, contribute significantly to the pub's stable and resilient bottom line.

This is a prime opportunity for a new owner to take over a well-established, profitable, and highly rated-pub. With a strong brand, loyal customer base, and proven revenue-generating amenities, **One-Eyed Kellee's is perfectly positioned for continued success under new ownership.**

2. Company Overview

Located just south of downtown St. Petersburg, FL, our neighborhood pub at 3007 6th St S is a welcoming and vibrant gathering place for locals and visitors alike. Designed with a warm and inclusive atmosphere, One-Eyed Kellee's features 14 barstools, 7 tables with chairs, outdoor seating, and can accommodate up to 40 guests.

We take pride in our thoughtfully curated drink selection, offering 6 draft beers, a diverse selection of wines and champagne, hard seltzers, premium sakes, ready-to-drink cocktails, and a variety of wine-based spirits. Our experienced team of five skilled bartenders is dedicated to delivering excellent service with a friendly, laid-back charm.

From our colorful venue, inviting décor, and our custom-designed "Kellee" logo, everything about our pub exudes a sense of community, fun, and relaxation. Whether you are looking to unwind after a long day, catch up with friends, or discover a new favorite drink, our pub is the perfect spot to sip, savor, and stay awhile.

Come for the drinks, stay for the vibe—**your neighborhood bar is waiting to welcome you!**

One-Eyed Kellee's Drink Menu



One-Eyed Kellee's Drinks



Beers on Tap

Bud, Bud Light, Mango Cart,
Amber Bock, and 2 Rotating Taps



Bottles and Cans



PBR
Busch Light
Coors Banquet
Yuengling
Guinness
Labatt's Blue

Budweiser
Miller Lite
Coors Light
Corona
My Boy Blue
Stella

Bud Light
Mich Ultra
Rolling Rock
Modelo
Heineken
Seasonal

IPA/Other – Jai Alai, Space Dust, Dogfish Head 90 Minute IPA,
Delirium Tremens, Unholy (Belgian Trippel), Dragon's Milk



Seltzers/Cider/Mead – Nutrl, Mamitas Tequila Sunrise, Long
Drink, Surfside Ice Tea or Lemonade, Angry Orchard, Viking Blod

Wine – Chardonnay, Pinot Grigio, Cabernet, Prosecco (splits),
Gambino (bottles)



Shots – Wine-based liquors: Tequila, Vodka, Coconut Rum, Cloudy
& Hot Sake, Cinnamon (Foeball), Féileácan Irish Cream ("Baileys")
Irish Car Bomb, White Tea, Lemon Drop, Jell-O Shots, Cinnamon
Toast Crunch (Foeball & "Baileys"), Coco Cream (Rum & "Baileys")

One-Eyed Kellee's Food Menu



One-Eyed Kellee's Food



BLTs	Chicken Tenders	Hotdogs
Chili Cheese Dogs	French Fries	Egg Rolls
Cheese Sticks	Popcorn	Slim Jims
Chips n' Salsa	Deez Nuts	Chips



Weekly Food Specials

Monday - Chicken Tenders & French Fries

Tuesday - Hard & Soft-shell Tacos

Wednesday - Macho Nachos (tacos if you ask nicely!)

Thursday - Chili Cheese Dogs

Friday - BLT w/chips



Sodas and other Non-Alcohol

Coke, Diet Coke, Sprite, Mountain Dew, Fanta Orange, Dr. Pepper, Water, Red Bull, Heineken O.O, Mich Ultra O.O, Mango Cart NA, Guinness O.O, Corona NA, Easy Dust IPA

Team and Management

At the heart of our pub is our incredible team of five experienced bartenders, each bringing their own unique energy, professionalism, and creativity to the bar. Their vibrant personalities and dedication to excellent service create an inviting atmosphere that keeps patrons coming back. Many of our regulars even plan their visits around specific shifts just to see their favorite bartender!

Beyond pouring drinks, our bartenders are true professionals, always finding innovative ways to attract new business while ensuring every guest feels welcome and well cared for. Whether they are crafting the perfect pour, sharing a laugh with customers, or brainstorming fresh ideas to enhance the experience, their passion shines through in everything they do.

Leading our operations is our outstanding General Manager, who not only oversees marketing and social media but also ensures smooth day-to-day operations. She has a keen eye for problem-solving, cash management, and inventory control, handling all purchases for beer, wine, and food with precision and care. Her diligence keeps everything running seamlessly, allowing our team to focus on delivering top-tier service. To ensure a seamless and successful transition, subject to mutually agreeable employment terms, our GM has committed to remain in role for at least 90-days post sale, as has our broader staff. You could not find a more dedicated staff prepared to support the transition.

With such a talented and dedicated staff, our pub is not just a place to grab a drink – **it is a community where people come to connect, unwind, and feel right at home.**

3. Market Analysis

Target Market

Our pub caters to a **diverse and inclusive customer base**, welcoming patrons from all walks of life. Whether young professionals, long-time locals, or retirees looking for a relaxed spot to unwind, our bar fosters a warm and inviting atmosphere where everyone feels at home.

Situated in an **up-and-coming neighborhood**, our location benefits from a growing community, including the **new townhome complex adjacent to the bar**, which has introduced a fresh wave of potential regulars. This mix of long-standing residents and newcomers creates a unique dynamic, blending familiar faces with fresh energy.

With its casual, welcoming vibe, our pub is the perfect gathering place for neighbors, professionals, and social drinkers looking for a comfortable, laid-back environment to enjoy quality drinks and great company.

While our pub welcomes a diverse mix of patrons, it is our **loyal regulars** who drive the greatest profitability. These dedicated guests return frequently, often bringing friends and introducing new customers to the bar. Their consistent business not only fuels revenue but also strengthens the **sense of community** that makes our pub so special.

By fostering personal connections and providing an environment where people feel like part of the family, we have built a customer base that chooses us time and time again. This loyalty translates into steady sales, word-of-mouth marketing, and a reliable foundation for continued success.

Location analysis

Our pub at **3007 6th St S** is positioned in a rapidly growing neighborhood, making it an exciting investment opportunity. With **multiple housing projects** recently completed—such as the Lake Maggiore apartments—and more developments on the way, we are already experiencing increased foot traffic and an expanding customer base. Additionally, a new shopping complex is being planned just down the road, further enhancing the area's appeal.

St. Petersburg has accounted for **48% of the population growth in Pinellas County** since 2020, with downtown leading the boom. **Old Southeast** and **Pinellas Point** have been named “**Up and Coming Neighborhoods,**” with One-Eyed Kellee’s centrally located between the two.

Beyond the growth, our pub has proven to be a resilient business. Unlike many similar establishments that suffered devastating losses during **Hurricane Helene and Hurricane Milton**, our bar remained **untouched and fully operational**. With some competitors unlikely to reopen, we are well-positioned to capture even more market share as the community continues to thrive.

Competitive Analysis

One of the greatest strengths of our pub is that we simply do not have a lot of competition in the area. This, combined with our intentionally affordable pricing, makes us the go-to spot for both regulars and new guests looking for great drinks without breaking the bank. We understand that many of our patrons are cost-conscious, so we keep prices slightly lower to ensure they continue visiting while also making it easy for first-time guests to recognize the value we offer compared to other options.

Unlike bars that cater to a niche crowd, **our pub is truly inclusive** – welcoming everyone, regardless of age, background, or lifestyle. We

make a conscious effort to give back to our community through customer-oriented discounts like our **Veterans discount** and **Service Industry Night discount**.

To keep things fun and rewarding for our loyal guests, we offer Free Pool on Mondays and Thursdays, Karaoke, and a Service Industry Discount every day (10pm to Close). These perks ensure that our regulars feel valued and continue to choose us day in and day out.

4. Marketing Plan

Our pub's marketing approach is **organic and community-driven**, relying heavily on **word of mouth**, internal promotion (via our Atmosphere TVs), Facebook, and One-EyedKellees.com to attract and retain customers. We have built strong local recognition, further amplified by our feature on *St. Pete is Awesome*, a popular social media page with **145K Facebook followers** and **75K Instagram followers**.

To engage passersby and promote key events, we utilize **external signage** to highlight celebrations like Mardi Gras, St. Patrick's Day, Halloween, and our Anniversary Parties, as well as our monthly pool tournaments. These promotions help generate excitement and bring in both regulars and newcomers.

In response to evolving customer preferences, One-Eyed Kellee's has expanded its **non-alcoholic (NA) beer offerings** to serve guests seeking full-flavor beverage options without alcohol. This menu now includes Guinness 0.0, Mango Cart NA, Corona NA, Easy Dust IPA, Heineken 0.0, and Mich Ultra Zero. This initiative reflects growing demand within the hospitality industry for inclusive beverage choices and supports group visitation where some patrons prefer alcohol-free. Concurrently, we also curated a **"Big & Bold" specialty beer menu** featuring high-flavor, premium craft selections designed to enhance trade-up opportunities and broaden appeal to beer enthusiasts.

BIG & BOLD RESERVE LIST

High-ABV beers & mead meant for slow sipping



Founders KBS – Caramel (12%) — \$9.50

Bourbon barrel-aged stout with caramel, coffee, chocolate, and vanilla notes. The sweetness is balanced by notes of charred wood and oak from the bourbon barrels. (12 oz bottle)

New Holland Dragon's Milk (11%) — \$8.00

Smooth barrel-aged stout with oak, vanilla, and bourbon warmth. Aged 3-months in bourbon barrels. (19.2 oz can)

Dogfish Head 90 Minute IPA (9%) — \$8.00

Classic strong Imperial IPA with bold hops, pine, and citrus character. Known for continuous hopping process that produces intense complex flavors. (19.2 oz can)

Coppertail Unholy Tripel (9.2%) — \$5.00

Golden Belgian-style ale with spice, honey, and a dry, warming finish. Complex blend of funky/fruity Belgian yeast esters and sweet malt, with a West Coast hop twist. (12 oz can)

Delirium Tremens (8.5%) — \$9.50

Famous Belgian strong ale — crisp, spicy, and deceptively smooth. Strong, creamy body with notes of banana, pear, and citrus. Finishes well-rounded, floral, and dry. (16.9 oz can)

Dansk Mjod Viking Blod Mead (19%) — \$4.00

Nordic cherry mead with hibiscus — rich, tart, and wine-like... with a warming, full-bodied finish. (1.5 oz)

These beers are stronger and fuller-bodied than our standard selections. Please enjoy responsibly.

Together, these product enhancements demonstrate the business's ability to adapt to market trends while expanding both premium and alcohol-free revenue opportunities.

While our current strategy has been effective, we recognize an even greater opportunity for growth. We recently launched **One-EyedKellees.com** and are expanding our presence on **Instagram, Facebook, and X (Twitter)** to significantly enhance our visibility,

attract new patrons, and drive even higher profitability. By leveraging these additional platforms, we can further establish our pub as a must-visit destination in the community.

Beyond traditional marketing, our pub has gained exciting exposure in the entertainment industry. We secured **product placement** in the upcoming full-length feature film, "**Killer Keg,**" set for release later this year. Additionally, One-Eyed Kellee's is featured in a promotional reel for the new video streaming service, **The B Stream.**

These media placements will introduce our brand to a broader audience, further solidifying our presence and creating buzz that extends beyond our local community.

5. Operations Plan

Sales and Inventory Management

- **Point of Sale System:**

We utilize the Clover Station Duo POS system to efficiently track sales, monitor customer trends, and manage inventory in real time. This system provides detailed analytics to support decision-making and operational adjustments.

- **Inventory Sourcing:**

- **Beer Inventory:** Sourced from **Great Bay Distributors, JJ Taylor Distributing,** and **Cavalier Distributing,** ensuring a consistent supply of popular and specialty beers.
- **Wine Inventory:** Procured exclusively from **Southern Glazer's Wine & Spirits,** guaranteeing high-quality selections and reliable delivery.
- **Food Inventory:** Primarily obtained from **Restaurant Depot, Sam's Club** and local grocers, balancing cost efficiency with quality for our food offerings.

Human Resources and Staff Management

- **Leadership:**

Our amazing and dedicated General Manager leads all HR efforts including recruiting, hiring, training, and ongoing staff management. This centralized approach ensures that all employees are consistently trained and aligned with our service standards and operational goals.

- **Staff Certifications:**

Every team member holds **ServSafe Food Handler** Certification and **ServSafe Alcohol** training. This commitment to certification ensures a safe, compliant, and responsible service environment.

- **Customer Experience:**

Our bartenders are trained not just in drink preparation but in creating an engaging customer experience. Their role is critical in making patrons feel valued, encouraging repeat visits, and fostering a loyal customer base.

Entertainment and Marketing

- **Current Events:**

- **Weekly Karaoke:** Held on Saturday evenings, these sessions draw a dedicated crowd and contribute to regular foot traffic.
- **Free Pool:** Mondays and Thursdays, we reward our loyal patrons with Free Pool.
- **Monthly Pool Tournaments:** These events provide regular entertainment and community engagement, helping to build a social atmosphere.

- **Growth Opportunities:**

There is untapped potential in expanding our entertainment offerings. Introducing Weekly events such as themed nights, live music, or trivia could drive additional foot traffic and significantly boost profitability. We are also exploring Monthly events like Biker Days, Poker Runs, Dart Tournaments, and our recent Super Bowl Chili Cookoff to complement our current Pool Tournaments.

Operational Excellence and Transition

- **Streamlined Processes:**

The integrated approach of our Clover POS system, combined with solid supplier relationships, ensures that operational processes run smoothly, from sales tracking to inventory management.

- **Quality Control:**

With rigorous staff training and mandatory certification, One-Eyed Kellee's maintains high standards in service, ensuring a safe and enjoyable environment for all patrons.

- **Transition Assurance:**

For prospective buyers, the business operates with established systems and processes that have consistently delivered results. The existing framework not only supports current operations but also provides a strong foundation for future enhancements and growth initiatives.

Our **customer-centric Operations Plan** is primed for success. The combination of robust inventory management, committed staff, and a proven entertainment formula, along with clear avenues for future growth, makes **One-Eyed Kellee's an attractive opportunity for new ownership.**

6. Real Estate and Physical Assets

Property Ownership

One-Eyed Kellee's operates from a **freestanding commercial building that is owned outright** by the business ownership and **included in the sale**. The absence of landlord dependency or lease obligations provides a buyer with full site control, long-term occupancy security, and stable operating economics. Many comparable venues in St. Petersburg operate under less-desirable lease structures.

Building and Premises

The pub is configured as an **intimate neighborhood bar** with approximately 40-person capacity, including bar seating, table seating, and an outdoor deck area. The interior layout supports efficient service, clear sightlines, and a welcoming social atmosphere consistent with the establishment's brand positioning. The premises have been maintained in good operating condition and are fully equipped for ongoing bar and light food service operations.

Unlike many similar establishments that suffered devastating losses during **Hurricane Helene and Hurricane Milton**, our bar remained **untouched and fully operational**.

Adjacent Parcel Opportunity

A triangular undeveloped parcel directly adjoining the property along the side street frontage is currently under separate ownership and has recently been made available for purchase. Although not part of this offering, control of this adjacent land could allow a future owner to enhance parking, outdoor patron space, or overall site functionality, subject to independent negotiation and buyer due diligence.

Furniture, Fixtures, and Equipment (FF&E)

All bar furniture, fixtures, equipment, décor, and operational assets are owned outright and included in the sale, free of liens or financing. This includes bar build-out, refrigeration, draft beer system, kitchen and food preparation equipment, seating, and interior/exterior

furnishings. The existing asset base supports immediate continuation of operations without additional capital investment.

Turnkey Transfer

The combination of owned real estate and owned FF&E allows for a seamless, turnkey transition to new ownership. The buyer acquires a fully built-out, operational neighborhood pub with established physical infrastructure in place.

7. Licenses & Regulatory Compliance

Alcoholic Beverage License

One-Eyed Kellee's operates under a **Florida 2COP (Beer & Wine)** license authorizing the on-premises sale of beer and wine beverages, including domestic and imported beers, craft and specialty beers, wine by the glass or bottle, champagne, and wine-based beverages.

Consistent with Florida regulations, the license also permits the sale of packaged ready-to-drink (RTD) beverages such as Nutrl, High Noon, and similar products.

In addition to on-premises consumption, the license authorizes the retail sale of sealed beer, wine, and qualifying RTD products for off-premises consumption ("to-go" sales).

The **2COP license is in good standing, transferable** in accordance with Florida Division of Alcoholic Beverages and Tobacco requirements, and **conveys with the business**. License documentation is available to qualified buyers during due diligence.

Food Service and Seating Authorization

One-Eyed Kellee's is **fully authorized for on-premises food** preparation and service with seating in compliance with Florida Division of Alcoholic Beverages and Tobacco requirements applicable to 2COP license holders, as well as local health department regulations. This authorization permits the preparation and sale of food in conjunction with alcoholic beverage service and supports the pub's operating model as a neighborhood bar with food offerings. Food and beverage operations may continue without interruption upon transfer to new ownership, subject to standard license transfer procedures.

Health and Safety Compliance

One-Eyed Kellee's maintains **active health department compliance** and food service operations. All staff members hold current **ServSafe Food Handler** certification and **ServSafe Alcohol** training,

supporting safe food handling practices and responsible alcoholic beverage service. The business has maintained required regulatory standards and operates in good standing with applicable state and local authorities.

8. Financing and Capital Structure

One-Eyed Kellee's operates as a debt-free business with no outstanding loans, liens, or outside financing obligations. The real estate, building, and all furniture, fixtures, and equipment are owned outright and will be conveyed free and clear at closing, providing a buyer with a clean capital structure and ensure a smooth, straightforward ownership transition.

9. Historical Financial Performance

Profit & Loss Statement

Profit & Loss Statement	2023	2024
Revenue		
Sales Revenue	\$295,920	\$306,145
Other Revenue ¹	\$51,919	\$75,088
Gross Revenue	\$347,839	\$381,233
Cost of Goods Sold		
COGS	\$109,593	\$113,019
Gross Profit	\$238,246	\$268,214
Expenses		
Salaries & Wages ²	\$157,405	\$168,219
Repairs & Maintenance	\$3,258	\$23,611
Rents	\$3,500	\$12,000
Utilities	\$14,696	\$13,444
Taxes & Licenses	\$11,338	\$8,745
Depreciation	\$90	\$90
Advertising ^{3,4}	\$3,929	\$2,400
Merchant Fees	\$8,226	\$9,520
Other Expenses (see detail)	\$15,945	\$16,129
Net Income	\$19,859	\$14,056

¹ Other Revenue is Credit/Debit Card tips (which are included in Sales & Wages)

² 2023 includes \$15,264 in Officer Compensation when Co-Owner worked as GM

³ 2023 includes Design work for One-Eyed Kellee Logo and mural on outer wall

⁴ 2024 includes fee for Product Placement in upcoming Hollywood film (Killer Keg)

Other Expenses	2023	2024
Office Supplies	\$434	\$88
Decorations	\$1,033	\$386
Mileage Reimbursement	\$1,041	\$1,238
Bar Supplies	\$3,332	\$3,198
Gifts	\$660	\$1,620
Amortization	\$7,078	\$7,079
Meals	\$117	\$120
Professional Fees	\$2,250	\$2,400
Total Other Expenses	\$15,945	\$16,129

Ancillary Revenue

Cash Revenue is generated from Amusement and Vending devices (pool table, dartboard, jukebox, video/arcade games). After vendor split, One-Eyed Kellee's **earns an average of \$1,200 per month**. Annualized, the business drives an incremental \$14,000 in ancillary revenue and we expect this to continue in 2026.

Seller's Discretionary Income (SDI)

Total Owner's Benefit (SDI)	2023	2024
Net Income	\$19,859	\$14,056
Rents ¹	\$3,500	\$12,000
Amortization	\$7,078	\$7,079
Advertising Expense	\$3,929	\$2,400
Non-recurring Repair/Maintenance ²	\$2,824	\$18,030
Decorations ³	\$1,033	\$386
Gifts ⁴	\$660	\$1,620
Meals	\$117	\$120
Mileage Reimbursement	\$1,041	\$1,238
Capital Investments (Stools, Coolers, Appliances)	\$622	\$1,054
Payroll Processing (at 50%) ⁵	\$1,125	\$1,200
Vestis - Maintenance Supply Service (at 50%) ⁶		\$703
Total Owner's Benefit (SDI)	\$41,788	\$59,886

¹ Business LLC began paying Rent to separate Building LLC

² \$12,781 of 2024 one-off repair expense from car damage to building

³ All decorations convey (Holiday and Themed events)

⁴ Holiday gifts to staff including holiday dinner and team building events

⁵ Pay accountant for payroll processing (Gusto, ADP, Paychex are all 50-75% less)

⁶ Initiated Maintenance Supply Service midway through 2024, was previously done in house

Actual **Seller's Discretionary Income (SDI)** was \$55,000 in 2023, \$74,000 in 2024, and we are anticipating \$60,000 in 2025.

2025 SDI reflects internal accounting records and is subject to final tax preparation. No material changes are anticipated. Final documentation will be provided during due diligence.

We are forecasting SDI to be comparable in 2026.

Daily Gross Sales by Month (YoY Comparison)

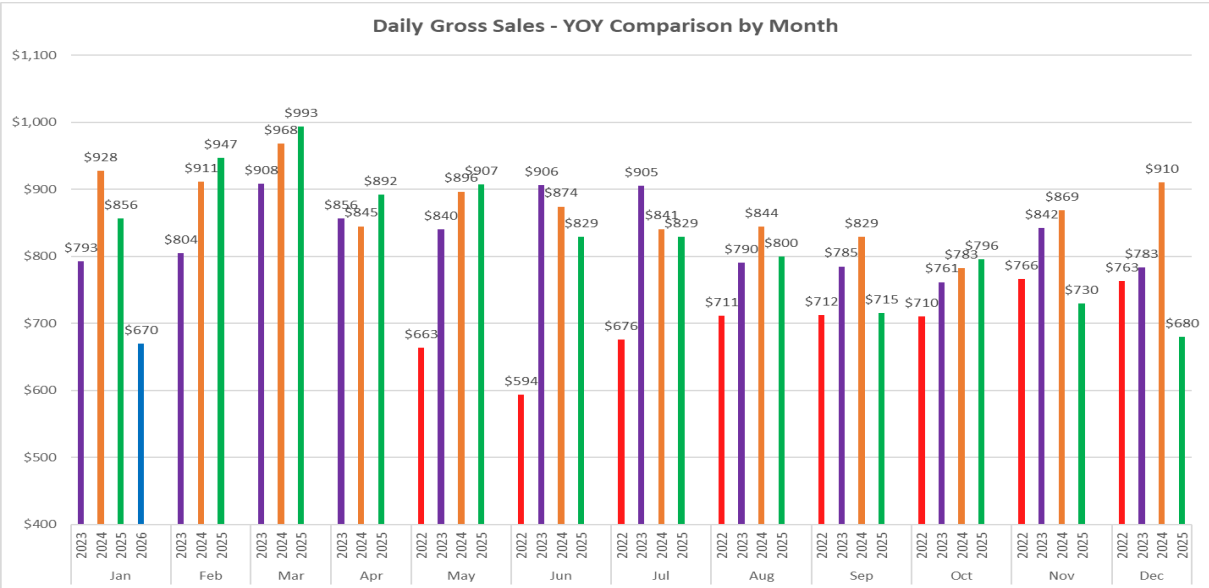
From our opening through July 2025, our **Average Daily Sales (ADS) by Month** grew Year over Year with few exceptions. Key drivers include our strong local presence, customer loyalty, area growth & new housing nearby, smart promotions & value offerings, and our highly personable team.

All these factors contributed to sustained growth and higher daily averages, even in months traditionally seen as slower. The result being a more resilient, profitable, and future-ready business.

However, since mid-2025, the St. Petersburg restaurant and bar sector has experienced a noticeable slowdown, with several independent establishments closing (Salty Nun, The Avenue, Concrete Jungle, Sesh St. Pete, No Vacancy, Studio Public House, Dissent Brewing, among others) and fewer new venues have opened. Operators across the local hospitality market have reported reduced discretionary spending and softer traffic trends during this period.

Within this broader environment, One-Eyed Kellee’s has also experienced a similar moderation in sales beginning in June–July 2025. We believe this reflects market-wide conditions rather than any structural or operational change within the business. We continue to operate normally, maintaining staff continuity, supplier relationships, and a loyal neighborhood customer base.

While not final, 2025 will closely mirror 2023 in Gross Sales, which reflects a modest 5% year-over-year decline.



Business Valuation Analysis

Valuation multiples for a neighborhood pub range between 1.5x to 3x of Total Owner's Benefit (SDI). While 1.5x to 2.5x is most standard, a higher multiple is warranted where there are strong growth trends, minimal required owner involvement, great location with limited competition, unique brand, strong community presence, loyal customer base, and a strong consistent team.

One-Eyed Kellee's is in a growing neighborhood with minimal competition, a strong community presence with loyal regulars, a staff that consistently delights our patron family, and a GM that manages all aspects of the business. While a higher valuation multiple is justified given our value drivers, we use a conservative multiple of between 2 and 2.5x, **valuing One-Eyed Kellee's** between **\$120,000 to \$150,000**.

The above valuation reflects the operating business only and excludes the value of the owned real estate, which is included separately in the offering.

10. Transaction Overview

Offering Summary

The sale of One-Eyed Kellee's includes both the operating business and the underlying real estate located at 3007 6th St S, St. Petersburg, Florida. The property, building, and all business assets are owned outright and conveyed free of debt or financing obligations. The offering represents a turnkey acquisition of an established neighborhood pub with operating infrastructure in place.

Assets Included

The transaction includes all furniture, fixtures, equipment, décor, bar build-out, kitchen and food preparation equipment, draft beer system, refrigeration, signage, and operational assets necessary for continued operation. Existing supplier relationships and goodwill associated with the One-Eyed Kellee's brand transfer with the business.

Licenses and Permits

The Florida 2COP (beer and wine) license, food service authorization, and related operating permits are in good standing and transferable in accordance with regulatory requirements. These licenses enable continued on-premises and packaged beverage sales and food service operations without interruption upon transfer, subject to standard approval processes.

Inventory

All salable inventory on hand at closing (beer, wine, RTD beverages, food products, and merchandise) will transfer to the buyer at cost, based on a mutually agreed inventory count.

Staff and Transition Support

The business operates with an experienced team led by a General Manager who oversees daily operations, staffing, and inventory management. The General Manager and core staff have expressed willingness to remain following the sale, and ownership will provide

transition assistance and operational orientation to support continuity, subject to mutually agreeable terms.

Debt-Free Structure

One-Eyed Kellee's operates without outstanding loans or outside financing. The business, real estate, and all included assets are owned outright, providing a buyer with a clean capital structure and full ownership of the premises and operations.

Reason for Sale

Ownership is pursuing retirement and lifestyle transition following several years of successful operation. The sale is not driven by operational, financial, or regulatory issues.