

Food Related

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility Size	Listing Number
Bar – Grill American Mexican	Beer Bar – Grill. American & Mexican food. On the lake. Great location. Video games, sports TV. Good looking store. Owner retiring.	Orange Santa Marguerita	\$ 149,000	\$ 5,000	\$ 154,000	Negotiable	\$ 375,000	Asset Sale	1750 Sq. Ft + patio	4214-2 KU
Deli – Commercial 5 Day	Good corner location. Common area & rent approx. \$1.05 / sq ft. Breakfast & lunch. Great potential. Breakfast catering, phone order.	Orange Huntington Beach	\$ 49,000 Firm	\$ 2,000	\$ 51,000	Cash	Asset Sale	Asset Sale	1600 Sq. Ft.	4213-2 KU
Pizza - Deli	Pizza – deli. Delivery – take out 50/50. Tustin Business district. Major boulevard. Established 24 years. Deli expansion options. Make an offer	Orange Tustin	\$ 69,000	\$ 2,000	\$ 71,000	Negotiable	\$ 269,000	Asset Sale	1020 Sq. Ft.	4212-2 KU
Rest. Full Service BP- Lunch-Dinner	Established 20years. Same owner – retiring. Good center. Extensive coffee shop menu. Owner absentee. Health Issues. Good family business.	Orange Stanton	\$ 219,000	\$ 5,000	\$ 224,000	Negotiable	\$ 600,000	\$ 60,000+	2400 Sq. Ft.	4209-2 KU
Liquor & Jr. Market	Prime location. Good parking. Also does check cashing – video games – lottery. Rent fair. Established 20 years. Seller motivated. Make offer	Orange Beach City	\$ 750,000	\$ 200,000 Est.	\$ 950,000	Negotiable	\$ 1,000,000 Plus	TBD	3800 Sq. Ft.	4208-2 KU
Wedding Chapel	Wedding 3 Chapels. Non denominational. 6 people to 160, Full service. Owner will train 60 days. For appointment call 1-800-511-5030	Riverside Inland Empire	\$ 57,000	\$ 2,000	\$ 59,000	Cash	Asset Sale	Asset Sale	4684 Sq. Ft.	4207-2 KU/AM
Japanese Restaurant	Beautiful full service restaurant. 47 liquor license. \$1 million original build out. Seats 200 plus patio. Teppan grill, sushi,shabu-shabu. Must see	San Bern. Inland Empire	\$ 395,00	\$ 20,000	\$ 415,000	Cash	\$ 885,000	Asset Sale	5800 Sq. Ft	4206-2 KU/AM
Quizno's	Quizno's good location. Clean nice. Need marketing & possible delivery to reach potential. Seller very motivated to sell	Riverside Murrieta Hot Springs	\$ 43,500	\$ 6,500	\$ 50,000	Cash	\$ 258,000	\$ 30,000	1300 Sq Ft	4204-2 JK
Quizno's	Quizno's at its best. Location great. Sales steady. Visibility excellent. Ample parking and more. Seller moving. Needs to sell.	S. Bern. San Bernardino	\$ 300,000	\$ 5,000	\$ 305,000	Negotiable	\$ 540,000	\$ 110,000	1250 Sq Ft	4203-2 JK
Restaurant Any type menu	Big 7000 sq ft 47 liquor license. Rent 71c / sq ft. Any type food. Mexican, Italian, Asian, Indian. Banquets, weddings. Lots of options	S. Bern. San Bernardino	\$ 123,000	\$ 5,000	\$ 128,000	Negotiable	Asset Sale	N/A	7000 Sq Ft	4202-2 AM / KU



Freedom Business Agents

23591 El Toro Road, Suite 202, Lake Forest, CA 92630

February 1, 2012

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility Size	Listing Number
American Diner	Great location. Middle of village. In& out seating. People watch street seating. Well known, Comfort food. Beer & wine. Needs full time owner.	Orange Beach City	\$ 195,000	\$ 10,000	\$ 205,000	Negotiable	\$ 550,000 Est.	TBD	2200 Sq Ft	4201-2 KU
Pizza Buffalo Wings Pasta	Pizza, buffalo wings, pasta, beer & wine. Lo rent @1.16 / sq ft. Sit down seats 88. Take out & delivery. Pool tables, video games. Est 25 years.	Riverside Moreno Valley	\$ 150,000	\$ 2,000	\$ 152,000	Negotiable	\$ 290,000	\$ 60,000	3000 Sq Ft	4200-2 AM / KU
Italian Fine Dining	Great center. Across from beach. Hi income area. Strong financial, good credit, experience required by landlord. Profitable. 47 liquor license. Call me	S. Orange Beach City	\$ 795,000	\$ 15,000	\$ 810,000	Negotiable	\$ 1,500,000	\$ 300,000 Approx.	2800 Sq Ft	4199-2 KU
English Tea Room Grocery. Gifts	Very nice English Tea Room, groceries, gifts. Rent \$1/sq ft. Estab 20 yrs .Well run. Owner retiring. Combo store. Profitable. Good center	Orange Garden Grove	\$ 129,000	\$ 12,000	\$ 141,000	Negotiable	\$ 240,000	\$ 60,000 plus	2200 Sq. Ft	4196-2 MS
Filipino Fast Food or Pizza	Nice clean corner location. Setup for Filipino or pizza. Food center at Ball & Brookhurst. Beer & wine. Fully equipped. Seller motivated	Orange Anaheim	\$ 49,000	\$ 2,000	\$ 51,000	Cash	\$ 12-15K / month	Asset Sale	1000 Sq. Ft.	4190-2 KU
Sandwich Fast Food	Quiznos. Low rent only \$1.73/sq ft. Steady sales. Turnkey. Remodeled 2009. Good location. Seller moving to Florida. Make offer.	Riverside Loma Linda	\$ 89,000	\$ 5,000	\$ 94,000	Negotiable	\$ 250,200	\$ 40,000 Approx.	1100 Sq. Ft.	4189-2 JK
Sub Franchise Fast Food	Profit 30%. Low rent 2% of gross until only \$1000! Sales constant to 2009. Sellers are very motivated. Illness forces sale.	Riverside Inland Empire	\$ 150,000	\$ 5,000	\$ 155,000	75%	\$ 154,000	\$ 46,000	2400 Sq. Ft	4166-2 JK
Quizno's	Profit making Quizno's. Located next to entrance of shopping center. Good exposure. Food is good, Good service. Must see.	San Bern. Redlands	\$ 65,000	\$ 6,000	\$ 71,000	Negotiable	\$ 256,700 (11 mths)	\$ 41,525 (11 mths)	1050 Sq. Ft.	4160-2 JK
Fast Food Sandwich	1500 sq ft Quizno's. Concept can change. Rent negotiable. Asset sale. Seller wants all offers. Illness forces sale.	Riverside Ontario	\$ 59,000	\$ 7,000	\$ 66,000	Cash	Asset Sale	Asset Sale	1500 Sq. Ft.	4100-2 JK



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Retail/Service

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
Pet supplies Grooming	Pet supplies, grooming. No live pet sale. Great location across from ocean. Good sales. Needs a pet lover and good business person.	Orange S. Cnty Beach City	\$ 99,000	\$ 30,000	\$ 129,000	Cash	\$ 570,000	Asset Sale	1625 Sq. Ft.	4199-3 KU



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Manufacturing

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
None										

Automotive

Type	Details	County, City	Base Price	Inventory	Total Price	Down Payment	Sales	Cash Flow	Facility	Listing Number
Auto Repair	Specializing in the now hot brands. Hyundai, Subaru, Mitsubishi. 4 bays 3lifts. Big lot for car storage. Property available	Orange, Costa Mesa	\$ 175,000	\$ 15,000	\$ 190,000	Negotiable	\$ 300,000	\$ 80,000+	3,000 Sq. Ft.	4033-9 KU



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