



Juno Sushi Bistro

FOR SALE | \$168,000

572 Davie Street, Vancouver

OPPORTUNITY

Amazing location at the corner of Seymour and Davie that's a neighbourhood favourite.

Full kitchen with hooding and venting currently serving as a Japanese Restaurant. With gross rent at \$3,352.55/month it won't take much to bring your new concept to profit! Call to view today!

AREA

This great little restaurant space on busy Davie Street in Yaletown West-End, between Seymour and Richards Street. Located next to the downtown core, and business districts, the West End is one of the most densely populated neighborhoods in Canada.

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Vancouver's only Broker Team dedicated solely to restaurant & bar sales, leasing, and tenant representation.



LEASE DETAILS

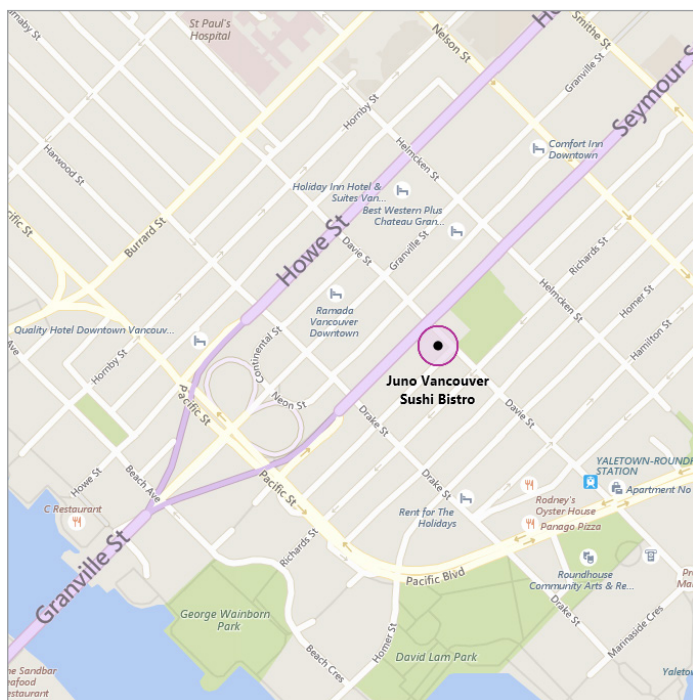
Size	700 sq ft
Rent Gross	\$3,352.55/month
Deposit	\$6,000
Expires	February 28th, 2019

LICENSE DETAILS

- 9AM to midnight, everyday
- 35 seats
- Food service establishment

INCLUDES

- Furniture, Fixtures, Equipment
- Leasehold Improvements



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Lease Summary
June Restaurant Biz Inc.

(572 Davie Street, Vancouver, B.C.)

1 - Head Lease: January 22, 2009

2 - Tenant Estoppel Certificate: October 13, 2016

Size of Property:	2 - (1) 700 sq ft
Rates:	2 - (4) \$1,925.00/month Base
Additional Cost:	1 - \$1,267.90/month Additional
Start Date/Finish Date:	1 - (3) March 1, 2014 - February 28, 2019 and are currently into their 5 year option.
Renewal Periods:	None
Demo Clause:	1 - (8.1) 6 months' notice
Deposit:	2 - (5) \$6000
Additional Notes:	2 - Landlord is now City of Vancouver.

Juno Sushi & Bistro

Detailed Statement of Income Statement Adjustments

CRA Reported

	Year End 2014, December 31st (In - House)			
	Reported	Adjustments	Normalized	% Rev
Net Sales	\$ 453,392		\$ 453,392	
Cost of Sales	\$ 142,473	\$ -	\$ 142,473	31.4%
Other Income	\$ -	\$ -	\$ -	
Gross Profit	\$ 310,920		\$ 310,920	
Income Taxes	\$ -	\$ -	\$ -	
Operating Expenses				
Advertising	\$ 743	\$ -	\$ 743	0.2%
Meals and Entertainment	\$ 605	\$ 605	\$ 0	0.0% (1)
Insurance	\$ 2,521	\$ -	\$ 2,521	0.6%
Interest	\$ 4,050	\$ 4,050	\$ -	0.0% (2)
Fees, Licenses, Dues, Memberships	\$ 2,156	\$ -	\$ 2,156	0.5%
Office Expenses	\$ 5,429	\$ -	\$ 5,429	1.2%
Supplies	\$ 5,196	\$ -	\$ 5,196	1.1%
Professional Fees	\$ 500	\$ -	\$ 500	0.1%
Management and Admin Fees	\$ 8,137	\$ -	\$ 8,137	1.8%
Rent	\$ 37,615	\$ -	\$ 37,615	8.3%
Maintenance and Repairs	\$ 3,120	\$ -	\$ 3,120	0.7%
Salaries and Wages	\$ 112,151	\$ -	\$ 112,151	24.7%
Travel	\$ 3,277	\$ 3,277	\$ 0	0.0% (3)
Telephone and Utilities	\$ 13,560	\$ -	\$ 13,560	3.0%
Motor Vehicle Expenses	\$ 3,639	\$ 3,639	\$ -	0.0% (4)
Depreciation	\$ 8,303	\$ 8,303	\$ 0	0.0% (5)
Others	\$ 15,154	\$ 15,154	\$ 0	0.0% (6)
Total Operating Expenses	\$ 226,155		\$ 191,127	
Operating Income	\$ 84,764		\$ 119,792	
Pre-Tax Income	\$ 84,764		\$ 119,792	
Net Income	\$ 84,764		\$ 119,792	

(1) Owner's Discretionary Expense

(2) Interest on loan

(3) Owner's Discretionary Expense

(4) Owner's car write-off

(5) Non-cash item

(6) Non-cash item

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