

HuHot Mongolian Grill

601 Piccadilly Dr., Suite 5, Flagstaff | Arizona

KellyandCall.com



Offering Memorandum

Business asking price:
\$325,000

Confidentiality and Disclaimer

This Offering Memorandum contains select information pertaining to the business, affairs and assets of the company known as HuHot Mongolian Grill, located at 601 Piccadilly Dr., Suite 5, Flagstaff, Arizona 86001 (hereinafter the "Company").

This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Company. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Kelly and Call Commercial. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Kelly and Call Commercial from sources it deems reliable.

Neither Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections, form their own conclusions, and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum, you agree you will hold the contents confidential and will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Kelly and Call Commercial expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Company and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Company unless and until a written agreement for the purchase and sale of the Company has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of this Company or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Company including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Company, or information provided herein or in connection with the sale of the Company shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Kelly and Call Commercial or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Company.

This Offering Memorandum is deemed to represent the state of affairs of the Company currently, but does not represent or constitute an indication that there has been no change in the state of affairs of the Company since this Offering Memorandum was prepared.



HuHot Mongolian Grill

HuHot Mongolian Grill is a franchise restaurant offering all you can eat, customizable stir-fry dishes in an informal setting. Create your own unlimited stir fry at the hottest Asian restaurant in Flagstaff. HuHot is not a Chinese buffet, but instead it is a fresh market of ingredients and unique sauces where you are the chef. Build your stir fry masterpiece from their wide selection of meats, seafood, noodles, vegetables, and Asian inspired sauces, then watch as your “grill warrior” cooks it to perfection right in front of you. You are in control! From raw ingredients to a hot meal in your hands. Could it get any better than this? Well, yes you could own this business for yourself and be your own boss. The benefit of owning a franchise is the franchisor provides needed business assistance, menu and recipes are provided, there is a lower failure rate and lower risk with instant brand recognition, while owning a franchise. Let this excellent franchise guide you and help you through the business maze with this award-winning concept while providing you the benefits of being your own boss.

Business Summary

The HuHot franchise has been in business for over 20 years. There are over 50 successful HuHot locations across the United States. This is an excellent franchise to become a part of, now is your time to get involved. The current owner purchased the HuHot franchise in 2017 and started operating in 2018. This is an excellent absentee owner restaurant that has Arizona statewide franchise exclusivity when you purchase this location. You can add as many HuHot locations throughout the state of Arizona while working with an excellent franchise. HuHot has relationships with third party financing sources which offer financing for the right buyers to cover startup costs and the purchase price of this business.

The Flagstaff HuHot is in an excellent location within walking distance from Northern Arizona University located in the Aspen Place retail complex. They occupy a prime corner location of the shopping center with an excellent end cap visibility of approximately 4,734 square feet paying a monthly base rent of \$7,887/month. They have a ten-year lease plus another three five-year options for a total of 25 years at this most desirable location.



- **Business asking price:** \$325,000, includes all furniture and equipment along with tenant improvements
- **FF&E:** Current owner paid over \$1,300,000 at original cost in 2017-2018, all included in the purchase price.
- **Inventory:** Will be purchased at Owner's cost at time of sale.
- **Reason for selling:** Owner has some health concerns and ready to sale well below cost and below fair market value.
- **Support and training:** Owner is willing to provide a transition period for the new owner.
- **Website:** <https://www.huhot.com/location/flagstaff-az/>





Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing.

Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park.

The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

The community is also a college town with almost 30,000 students attending Northern Arizona University. HuHot is within easy walking distance of student housing; a ready market for this category of food service.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life provides a strong customer base and high demand for restaurant businesses.

Market Overview



KellyandCall.com

Contact Us:

Kevin B. Call, CPA
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

Rob Gerlak
Principal
Phone: 928 440 5450
Rob@KellyandCall.com

Becki Whitehead
Agent
Phone: 928 440 5450
Becki@KellyandCall.com

Dave Thomas, CCIM
Agent
Phone: 928 440 5450
Dave@KellyandCall.com

