



# BUSINESS REPORT

Date: **20th April 2025**

Business Reference: **BFS11185**

About the Business:

## **Exciting Opportunity: Own a Thriving Café in the Heart of Makhandanda!**

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Revelations Café is a beloved gem in the Makhandanda/Grahamstown community, known for its warm hospitality, exceptional service, and mouth-watering cuisine. For years, locals have flocked here to be greeted with a smile and leave with a satisfied appetite.

Why Revelations Café? Chantelle Waters, the dedicated single mother of two beautiful girls, has made the heartfelt decision to focus on her family.

This opens a golden opportunity for another passionate entrepreneur to step in and take the reins of this flourishing establishment.

**Prime Location and Atmosphere:** Nestled under the Pepper tree, Revelations Café offers an idyllic setting with ample seating options—whether you prefer the cozy indoors, the covered patio, or the open-air area. The atmosphere is perfect for any occasion, making it a go-to spot for both locals and visitors.

**Well-Trained, Loyal Staff:** The café's attentive and well-trained staff are a testament to its long-standing reputation. They are experienced, dedicated, and ready to continue delivering the high level of service that patrons have come to expect.

**Turn-Key Operation:** As the new owner, you'll inherit a loyal customer base, a team of seasoned staff, and a menu that consistently draws in food connoisseurs. With Revelations Café already thriving and profitable, there's immense potential for further growth.

**Don't Miss Out!** This is a rare chance to own a successful, turn-key restaurant with a solid foundation and room to expand. What's holding you back from making this exceptional opportunity yours?

Contact us today to learn more and take the first step towards owning Revelations Café.

## Exciting Opportunity: Own a Thriving Café in the Heart of Makhanda!



Sector: **Food**

Asking Price:

**R 515,000**

Monthly Profit:

**R 44,887**

Asset Value:

**R 400,000**

Stock Value:

**R 50,000**

Yearly Net Profit :

**R 538,644**





# Business Report

## Background and History

The restaurant has been trading from the same position for 20 years.

- **Capacity:** 100-seater restaurant
  - 40 - 50 indoor seats
  - 30 covered seats
  - 30 uncovered seats
- **Rented Area:** Approximately 283 m<sup>2</sup>
- **Staffing:** 11 employees (excluding owner/manager)
- **Trading Hours:**
  - Monday to Thursday: 07:00 – 18:00
  - Friday 07.00 – 21.00
  - Saturday 08.00 – 21.00
  - Sunday: 09:00 – 15:00
- **Liquor Licence:** Yes
- **Cuisine:** all types of cuisine found in a restaurant
- **Price level:** averaging R150 per meal
- **Electricity:** attached to the Makana supply through the PnP system. Also has access to the PnP generator. Immune from load-shedding.
- **Water:** connected to the Makhanda water supply, but has a 2 000 litre tank and pump

## Financials and Forecasts

### Financial Highlights

- **Average Seller's Discretionary Income (Monthly):** R44 887
- **Seller's Discretionary Income as a Percentage of Sale:** 19%
- **Average Gross Profit Percentage:** 56%
- **Monthly Rental (Excl. VAT):** R17 769