

Iconic 50-Year Japanese Steakhouse & Prime Real Estate Opportunity
Investment Summary

Enterprise Value **\$275k** Total Enterprise Value, Building and Property **\$2.3m**, Total Ask Price **\$2.575m**

Business Overview An extraordinary opportunity to acquire a premier, high-volume Japanese dining institution in a thriving Central Virginia suburb. This landmark establishment has been a staple of the community since 1976, offering a unique blend of hibachi, sushi, and traditional Japanese cuisine.

The Building and Property must be purchased along with the Business as the Seller needs to retire. The Seller will do up to 50% owner financing for the total transaction. Terms to be discussed. Due to the owner’s health and age, the purchase of the building and underlying real estate is required as part of the transaction.

Investment Highlights:

- Prime Real Estate:** Includes a free-standing, 11,000-square-foot facility situated on nearly two acres of high-visibility land adjacent to a major shopping corridor.
- Decades of Dominance:** A 50-year legacy of consistency and quality, making it a "household name" in the region.
- Turnkey Operations:** Currently functioning as a successful **owner-absentee** business, supported by a seasoned general manager and a highly loyal staff (many with 20+ years of tenure).
- Capacity for Scale:** Significant square footage and ample parking allow for high-volume service and event hosting.

Financial Overview The business has produced **average annual Seller’s Discretionary Earnings (SDE) of approximately \$130k** over the past four years, supported by **consistent revenues averaging \$1.3m**. With a long-standing track record of **stable, year-over-year profitability**, the company has demonstrated strong financial performance and operational resilience.

Financial Summary



*projection

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