

## Breakers Inn & Shoreline

**39300 Highway 1 @ Center Street  
Gualala, CA**



27 Oceanfront rooms, each with large private deck, 2 person spa, fireplace, radiant floor heat, wet bar, microwave, refrigerator, tv & dvd player & free wireless internet - 3 of the rooms have partial ocean views.

Bar counters, entrances, fireplaces and bathrooms all tile.

64 parking spaces for Inn and Restaurant.

APN#145-261-14-00 – Lot sq. ft. 43,560



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## Breakers Inn & Shoreline Restaurant

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Gualala, CA**



Spectacularly rebuilt in 2011 of concrete, steel & glass. Indoor fire pit with breathtaking ocean views, seating for 125 including outdoor dining.

Restaurant serviced by propane gas and hooked up to public sewer system. Water from local water district. New 500 gal. concrete grease trap. Kitchen equipment purchased in 2011.



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# Breakers Inn & Shoreline Restaurant

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## **Breakers Inn**

**Total Income - \$630,388**

**Annual Expenses w/o taxes: \$260,889**

Ads/Marketing:	\$3,000
Bank fees:	\$6,000
Car/Truck expenses:	\$1,600
*Employees:	\$64,672
Insurance:	\$20,000
Lease Equipment:	\$1,500
Accounting Fees:	\$10,000
Office expense:	\$4,000
Taxes & License:	\$117
Supplies:	\$50,000
Utilities:	\$100,000

\* One employee @ \$26,400/yr., 2 employees @ \$8.00/hr. and 4 part-time employees @ \$8.00/hr.

## **Shoreline Restaurant**

**Total Income - \$562,154**

**Annual Expenses w/o taxes: \$490,575**

Ads/Marketing:	\$3,512
Credit Card fees:	\$8,000
Car/Truck expenses:	\$1,000
*Employee Costs:	\$180,000
Food & Drinks:	\$197,000
Lease Equipment:	\$8,000
Licenses:	\$743
Office expense:	\$320
Insurance:	\$20,000
Supplies:	\$25,000
Utilities:	\$47,000

\* Includes Manager



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