

**- Two Friends Patio Restaurant -**  
**512 Front Street**  
**General Information – Updated 3-2011**

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### **Current Management**

- No *General Manager* in the overall operation. Two of the owners currently split general manager responsibilities
- *Evening Shift* - Night Manager works six nights a week. Handles front of house - oversees dining room, bar & lounge, the kitchen, cash, hiring & firing and closes up at night.
  - Been with the Two Friends for a few year, comes from a corporate restaurant background. Currently paid approximately \$70,000.
- Kitchen - lead line cook pretty much runs the kitchen at night.
- *Day Shift* - Floor manager works five days a week, handles front of house – oversees dining room & bar, cash, hiring & firing.
  - Newly hired as of 2/2011, currently paid approximately \$30,000
- Assistant part time floor manager – has dual duty during the week as the floor manager, covering for floor manager off days & working behind the bar on some days. On the floor on remaining time.

### **Hours of Operation**

- Currently 8am to midnight – serving breakfast, lunch & dinner.
- On good nights with the Karaoke, bar & lounge will stay open until 1:00 am or so. This is at the option of current ownership electing not to work the late night hours.
- Duval Street bars have activity up to 4:00 in the morning.
- Kitchen closes on average by 12:00. Once again, this is at the current owners' option. During high season & holiday periods, kitchen remains open later.
- No effort is made at this time to pursue and/or develop a late night patronage.

### **Seating**

- Current license with City, County and State is 250 seats
- Two Friends generates its past and current gross on *164 restaurant seats and 15-20 bar stools*.
- 132 seats on the patio, 32 seats in the bar/lounge area and 15-20 bar stools.
- The current configuration of the restaurant is comfortable at the 164 total, however, the 250 seat licensed capacity is extremely valuable as additional seats can be set up as needed and still be within licensing requirements. This surplus of the seat count can facilitate expansion to a second floor deck area. The facility is in overall compliance with all governing agencies for the 250 seat count.

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**Point of Sale System**

POSI Touch – originally purchased in 1997 - \$23,000

- Pinnacle Software / Windows based – Complete \$30,000 software & hardware upgrade in 2000.
- Credit Card Security Update in place as of early 2011
- POS Driver located in back office interfaces with other office computers – tracks payroll & sales data. Ability to access POS Driver from home computers.
- Service contract in place
- All 5 terminals replaced in '06, '07, & '08 – all fast touch screens
- Full 30 minute battery backup for terminals and printers
- Credit Card System is Internet based through POSI. Modem backup if Internet goes down.
- 5 touch screen terminals
  - (3) at the wait staff service area located in the bar
  - (1) located in the kitchen
  - (1) bartender terminal/register located behind the bar
- 4 printers
  - kitchen (3) – main service window, broiler station and salad prep bar
  - service bartender (1)

**Bar Area**

- Central Air Conditioning
- Two central air units with air curtains on windows and doors
- 10 ton unit (replaced 7/09) plus a 3 ton unit
- Four of the door air curtains replaced 7/09 & 7/10
- The 10 ton unit has heat capability
- *Karaoke System* in place: sound system/amp, music inventory on cd's, song list catalog, speakers, cd player, tv monitors throughout bar and patio.

> Draft Beer System

- Three choices of draft beer available
- (2) Tower Stations with (3) taps each. One tower currently not in use & deactivated but fully operational once beer line is reconnected.
- Total of six beer lines bundled together in the trunk line connected directly to the kegs chilled in the walk-in refrigerator.
- Beer Line Refrigeration System replaced 3/09

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> Bar Equipment

- (2) bottle beer coolers - '05
- (2) under counter coolers - '05
- Ice Machine – two unit, single bin, high volume - with remote condenser fans located on the upstairs deck. Replaced in '08 - \$12,000
- Glass Washer is leased
- Frozen slush drink machine – Taylor Brand - Double barrel, serves Pina Colada & Rum Runner
- Soda System – supplied by Coca Cola. “Bag in the Box” System. Pushed through the lines by Co2 tanks stored in the back.

**Kitchen**

- (3) fryers, one replaced in '08 – Fry Master Brand
- (3) flat top griddles – Mirror-Clean Brand
- (1) flame char broiler -
- (1) 6 top stove/convection oven – Fulcan Brand
- (1) candy stove, single pot
- (1) double door convection oven – Blodgett Brand
- Dishwasher is leased – Ecolab Brand
- Single chamber coffee urn
- Single pot coffee maker
- (4) commercial micro waves
- (2) high volume conveyor rack toaster
- (9) heat lamp/food warmers
- Meat slicer, commercial grade
- Food Processor – commercial grade
- Fryer with oil filtering pump
- Ansel Extinguishing System in the exhaust hoods – maintained & inspected every six months by K.W. Fire (a private fire extinguisher/inspection business)
- 4 exhaust fans (two replaced a few years ago) -2 of the major ones service the broiler/grill station & the fryer station
- Large backup ice machine in the prep area – single unit, single bin, high volume with remote fan condenser located on the upstairs deck.
- Kitchen Ventilation - make up air system. Two fans mounted on upstairs deck pump air throughout a duct system in the kitchen. (2) fans replaced early 2011.
- Used fryer oil is recycled – tank located at rear of property. Pickup service provided by Miami based company – pick up biweekly.

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**Refrigeration**

- Walk-in Refrigerator – compressor & condenser coils replaced in '06
- Walk-in Freezer (front) – compressor replaced in '06
- Walk-in Freezer (rear) – compressor replaced early 2011. (\$4,000)  
Both are large capacity flash freezers.
- Kitchen refrigerators –
  - 6 standup reach in coolers - replaced '05 through '10 as needed.
  - 7 under counter coolers – replaced '05 – '09.
  - 2 under counter freezers – replaced '07

**Electrical System**

- 4 large service panels in the attic – code circuit breakers. One panel replaced 4 months ago.
- Additional panel box located next to the dumpster area
- Power disconnect Box & Service Riser. 11/08 - riser replaced & re-grounded and inspected by City Electric.
- Additional breaker panel box located in bar

**Plumbing System**

- All PVC piping throughout the building
- Hot water provided from two propane flash heater systems, one of which installed in '09.
- Small electric heaters supply dishwasher and glass washer in the bar
- Large Water Storage Tank & Pumping System – maintains constant water pressure to the entire building when the City pressure is down. Ensures adequate supply during high demand holiday periods.
- Water Softener hooked up to the entire building.

**Gas & Patio Heating**

- Three propane tanks supply gas to the water heater and kitchen
- Patio Heating – Ceiling mounted, removable Infrared space heaters. (10) units located throughout the patio. (3-4) backup units in storage

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**Maintenance Schedule**

- The restaurant is closed down for two weeks every September – during which; kitchen is pulled apart, equipment cleaned and kitchen painted throughout. (Closed 10 days in September 2010). Other major routine maintenance projects are completed during that time period as well throughout bar, patio and rest of the facility.
- Entire exterior of the restaurant building & the rear duplex painted in 12/08.
- Entire patio and bar roof replaced 10/09
- Pest Control – service provided monthly by Keys Pest Control.

**Storm Water Gates**

- All ingress & egress openings are fitted with 24" high metal framed, storm water gates with rubber gasket seals.
- Caulked and foamed around the sides to prevent substantial seepage when the panels are installed during any of the flooding periods, due to the storm season or excessive high tides.
- Numerous portable water pumps are in storage and ready for use as needed

**Misc.**

- *Workshop* area with rear exit. Full work bench, shelving & tool storage
- *Power outage security light fixtures* – battery operated. Numerous fixtures located throughout bar, dining area, kitchen and storage areas.
- *Uni-Sex bathroom* with handicap stall
- *Information booth* – covered, attached to west side of building. Currently leased to a vendor. Part of lease agreement is to promote Two Friends menu & nightly entertainment to passing tourists.

**Liquor License**

- Operation supports an SRX Restaurant Liquor License - seller will assist Buyer in securing this standard license by providing the required historic liquor/food sales ratio documentation
- Minimum seating requirement, square footage under roof, & ratio of food to liquor meet State requirements
- Currently, the kitchen closes at about the same time the bar shuts down, which complies with the SRX requirement. Liquor can be served as long as kitchen is staffed to serve meals.
- Owner currently holds a full service 5-COP. Might be available depending on negotiations with the overall transaction.

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**Breakdown of Current Payroll –**

- ❑ The summary of employees listed below make up the breakfast, lunch, dinner & nightly entertainment schedule.
- ❑ The slower summer month of *August* is compared to the stronger season month of *April*, providing an overall average. Total employees vary between 40 – 50, depending on time of year, holidays & special events.

**Dayshift** (breakfast & lunch)

	<i>August</i>		<i>April</i>	
	week days	weekends	week days	weekends
Servers	4-5	6	5-6	6-7
Floor manager	1	1	1	1
Busboy	1	1	1	2
Hostess	1	1	1	1
Bartenders	1	1	1	1
Kitchen staff	5	6-7	5-6	6-7
Dishwasher	1	2	2	2

**Night shift** (dinner & nightly entertainment)

	<i>August</i>		<i>April</i>	
	week days	weekends	week days	weekends
Servers	5	6-7	6	6-7
Floor manager	1	1	1	1
Busboy	1	1	1	1
Hostess	1	1	1	1
Bartenders	1	1	1	1
Kitchen staff	5	6	5	6
Dishwasher	1	2	2	2
Doorman	1	1	1	1

- *Kitchen Operations* – 7 work stations located throughout the kitchen – service window, fryer, salad bar, broiler, pasta during night shift, prep area & dishwasher.
- *Maintenance* - 1.5 – 2 people handle overall property maintenance, repairs, cleaning and grounds keeping. They also back up in the kitchen when needed.
- *Janitorial Services* - presently contracted out. Money would be saved if handled in house.

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