

Eagle Lanes

Sullivan, MO

Presented By:

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— The —
Hansell Group
Bowling & Entertainment Center Brokerage, Valuations, Consulting

Address	645 Missouri Ave Sullivan, MO 63080
Building	Built in 1960 Building Type: Steel 13,120 Square Feet
Amenities	12 Lanes Arcade Snack Bar/Restaurant 50 Seat Bar
Front End Equipment	AMF 8270 Pinsetters Computer Scoring Synthetic Lanes Kustodian Lane Conditioner
Gross Revenues	2019 – 00000 2020 – 461,547 2021 – 542,298
Competition	Oasis Lanes – 24 Lanes – 30 Miles PBA Lanes & Pro Shop – 10 Lanes – 35 Miles
Website	
Selling Price	\$750,000 including Real Estate

Revenues:	2019	2020	2021
Bowling – League		45,081	51,431
Bowling – Open		35,076	45,343
Bowling – Event/Tourn.		4,318	7,416
Shoe Rental		11,386	16,781
Locker Rental		180	345
Merchandise & Specialty		47,895	17,039
Arcade		10,127	13,399
Food & Beverage		164,317	209,001
Advertising Income		11,600	10,650
Beer & Liquor		128,046	159,502
Misc.		7,556	12,127
Total Revenue:		465,582	543,034

Cost Of Goods:			
Combined COGS		113,213	153,172
Other		1,999	
Total Cost Of Goods:		115,212	153,172

Fixed Expenses:			
Depreciation		70,291	55,700
Insurance		13,530	18,557
Taxes – Payroll		19,291	21,997
Taxes & Licenses – F & B		2,018	2,427
Property Taxes			
Interest		19,023	15,935
Total Fixed Expenses:		124,153	114,616

Controllable Expenses:			
Advertising		3,667	4,382
Automobile		97	339
Contract Labor		10,181	20,953
Bank Charges		10,158	17,652
Dues & Subscriptions		70	390
Office Supplies		2,416	1,417
Repair & Maintenance		12,392	1,823
Small Equipment		3,184	5,994
Legal & Professional		9,801	11,489
Supplies & Materials		11,447	25,656
Utilities		27,453	27,930

Travel		664	675
Rent		33,291	25,665
Wages		194,307	186,925
Miscellaneous		(231)	(199)
Total Controllable Expenses:		318,897	331,091
Net Income (Loss):		(92,680)	(55,845)

*Some expenses have been grouped together for brevity. See P&L statements for in-depth details.

Add: Non-Operating Exp.			
Depreciation		70,291	55,700
Interest		19,023	15,935
Rent		33,291	25,665
Non-Recurring Exp.		3,764	14,721
Total Non-Operating Exp.		126,369	126,742
Operating Income/Cash Flow		33,689	70,897

Demographics:

Population:	5 Mile Radius	10 Mile Radius	15 Mile Radius
2000 Census			
2010 Census			
2022 Estimate			
Population Growth:			
Percent Change 2010-2020			
Percent Change 2020-2022			
Percentage of Population By Race:			
White			
Black/African American			
Hispanic or Latino			
Asian			
Other			
Median Household Income:			
White			
Black/African American			
Hispanic or Latino			
Asian			

*A Full Demographic Report Is Available Upon Request