

global reach.

LOCAL GRASP.

Presentation

BUDDHA-BAR MIAMI

Investment Offer

Disclaimer

Offer

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LegaLife Diaz Reus law firm has an international mandate to offer to a select clientele an exclusive investment opportunity to acquire a majority ownership of the legal entity that owns the franchise rights to develop ***buddha-bar*** in Miami.

The buddha-bar concept



“Since its creation in 1996, Buddha-Bar Paris has been the precursor to a true 'Art of Living' concept, with confluent influences from the Pacific Rim.

This restaurant-bar-lounge, located on the ultra-chic Faubourg St Honoré, was created thanks to the visionary imagination of its founder Raymond Visan, owner of the famous Barfly in Paris. On a constant quest for new ideas gathered during his numerous trips, particularly to California, Mr. Visan launched the Buddha-Bar that rapidly became a must-see and be-seen in the French capital.



For 20 years, the Buddha-Bar concept has continued to grow and spread its positive energy throughout the world, with restaurants, hotels, spas, beauty care lines, music... today, it is found in over 20 countries and tomorrow... many more. Lyon, London, Dubai, Budapest, Prague, Monte-Carlo, Kiev, Manila, Saint Petersburg, Marrakech, Tbilissi, Baku or Caracas have already fallen in love.



Buddha-Bar cultivates its concept with its Parisian and international clientele, by providing much more than an invitation to travel to distant lands, through its exotic cuisine from around the world... It offers a fully original experience”.

www.buddhabar.com

buddha-bar Miami



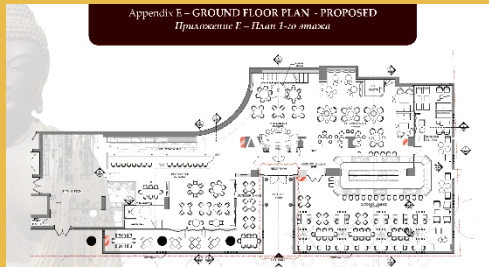
Offer Information

- **Our Client, a limited liability company incorporated in Florida, is the franchise owner of buddha-bar in Miami (hereinafter “the Project”).**
- The total Project development cost is estimated at US\$ 8 mln.
- Our Client has already invested US\$ 3 mln in the Project.
- The Offer means the sale of 65% of shares of the legal entity that is the franchise owner of the Project at a non-negotiable price of US\$ 5 million.
- **Any potential investor confirming an interest to LegaLife Diaz Reus will receive the Project’s detailed market study and business plan.**

Key Success Factors of the Project

- Vibrant and high-growth market segment characterized by an international as well as local clientele.
- Best location for the Project.
- International recognition of the brand and development support from buddha-bar.
- Detailed business plan pinpoints highly interesting ROI for the Project in its own market segment.

Key Project Operating Figures



Ground floor



- Two-story floor plan, ground floor with total covers capacity of 326 (of which 161 inside, 165 outside), mezzanine level with dance/seating area and total capacity of 122 persons.
- Average check for food and drinks estimated, depending on the night, respectively, at US\$ 85-100, and 50-85. Compare with average check at Komodo of US\$ 93, Makoto and Prime 112 of US\$ 120.
- Average week sales projected at US\$ 347,900. Yearly at over US\$ 13 mln. Compare with Komodo at over 16 mln.
- Yearly sales in 2020 projected at >13 mln, 2021 at >14,9 mln, 2022 at >16 mln.
- Yearly total operating expenses estimated at at >10 mln in 2020, at > 10,5 in 2021, and at about 11 mln in 2020 **project a yearly operating profit of > 4,4 mln for 2021 and > 4,9 mln in 2022.** In 2020 total loss is about 3,4 mln because of 7,7 mln investment.



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