

BUSINESS FOR SALE



Oregon Frozen Yogurt
856 Janesville St, Oregon, WI
\$90,000

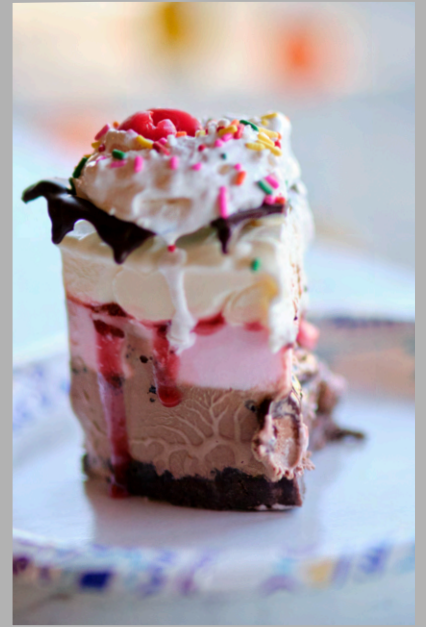
Oregon's beloved local froyo business is for sale! Carry on the legacy of this community-oriented business built on 8 years of history. Solid location, solid reputation. All furniture, fixtures, and equipment are included!



ACRES REALTY

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Oregon Frozen Yogurt Key Features:

- Icon destination for Oregon area
- Plug & play with high growth potential
- Great community reputation
- On high-traffic corner
- Record sales for 2022
- No franchise fees
- Profitable all year
- Fair market rent
- Convenient to walk or bike
- 168 new residential units across the street
- Rapidly growing part of town
- 8 years of strong local support
- Steady pipeline of applicants
- Steady distribution chain
- Manager in place
- Sellers available to help transition

Equipment List:

Electronics

- 2x Hisense POS system
- 2x CAS SW-10 scales
- 2x Sam4s receipt printers
- Cash drawer
- Locking safe
- Stereo & speakers
- TV
- Zebra label printer
- Laptop
- HP printer
- Security camera & monitors

Small Appliances

- Hot fudge server
- Vitamin Mix'N machine
- Waring waffle cone maker

- Round barrel beverage cooler
- Crock pots
- Industrial floor fan
- Cookie oven & display
- Cone dip warmer
- Shave ice machine
- 48" Buffer Bar sneeze guard

Refrigerators/Freezers:

- 6x Donpur BH7480 yogurt dispensers
- Used yogurt dispenser for parts
- 48" True display fridge
- Supera R1R-1 29" reach-in fridge
- 2x Supera R2R 52" reach-in fridge
- Supera F1R-1 29" 1-door freezer
- Metalfrio MSC-31C 31" display freezer

- TurboAir TGF-23F 27" glass door reach-in display freezer

Furniture & Fixtures

- 6x Tables with vintage stacking chairs
- Couch/futon
- 4x Distressed metal stools
- 2x Outdoor wooden benches
- Outdoor metal table/chairs
- Bike rack
- Prep sink
- 3-part wash sink
- Hand wash station sink
- Shelves & racking

Misc. smallwares and current inventory at time of sale also included



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DISCLOSURE TO CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Disclosure To Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice To Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g)
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

Confidential Information: _____

Non-Confidential Information (the following information may be disclosed by the Firm and its Agents:

(Insert information you authorize to be disclosed, such as financial qualification information.)

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. §452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.