

Cape Cod Landmark Restaurant FOR SALE



Hearth 'n Kettle
RESTAURANTS • Est. 1973

1196 Main Street South Yarmouth, MA 02664



Commercial Real Estate, Development,
Consulting & Brokerage Services
1645 Falmouth Road, Suite 10F
Centerville, MA 02632

CONTACT

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Executive Summary

Hearth'n Kettle Restaurant

1196 Main Street (Route 28) South Yarmouth, MA 02664



The Realty Advisory is pleased to offer this fantastic business opportunity which includes Lease, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training. This is an exclusive listing for this landmark property located in the town of South Yarmouth with 200 seats and 5600 SF.

The Hearth 'n Kettle specializes in casual wholesome family-friendly dining featuring made-from-scratch, chef prepared meals for breakfast, lunch and dinner. The concept became an iconic brand on Cape Cod for 5 generations.

The food has been described as high-quality Cape Cod comfort food favorites including Roast Turkey Dinner, Fresh Local Seafood, Yankee Pot Roast, and by far "the best breakfast served."

Opening in 1977, the South Yarmouth location overlooks James Pond, creating a tranquil unhurried atmosphere. The ambience evokes a simpler time with early American furnishings and a warm comfortable environment. The decor features cozy booths, a local favorite, and hand painted murals adorning the walls. The dining area is divided into separate rooms making them conducive to private gatherings, events, bus tours and business meetings.

The South Yarmouth Hearth 'n Kettle is located on Main Street (Route 28) in a high traffic volume, tourist driven locale, boasting high visibility and an easily accessible location. The sales have been very consistent and are currently over \$2 million with positive cash flow. The restaurant could come fully staffed and turnkey. The equipment is all perfectly suited and installed for the current concept.

The Hearth 'n Kettle Restaurant Organization is celebrating its 50th year in business, opening the first location in Falmouth, Ma in 1973 and the 7th location in South Attleboro, Ma in 2000.

The Hearth 'n Kettle Brand

The trademarked Brand of Hearth 'n Kettle in existence for 50 years can also be included in this sale, along with FF&E. Fifty years of loyal customers, great reviews in addition to all the proprietary recipes, procedures, marketing, website, and social media sites may be included. This very franchisable Brand, having once included 7 locations, recently divested, remains very strong, and a viable opportunity for growth and expansion.









About South Yarmouth



South Yarmouth is picturesque beach town that can fit the lifestyle of just about anyone. One of the best things about South Yarmouth is its location on the Cape being 15 minutes to Hyannis and 20 to Chatham.

South Yarmouth boasts many beautiful beaches and popular attractions including Bass River Beach and Werner Schmidt Observatory making it a popular summer destination.

In 2020, South Yarmouth, MA had a population of 10.6k people with a median age of 55.5 and a median household income of \$67,408.

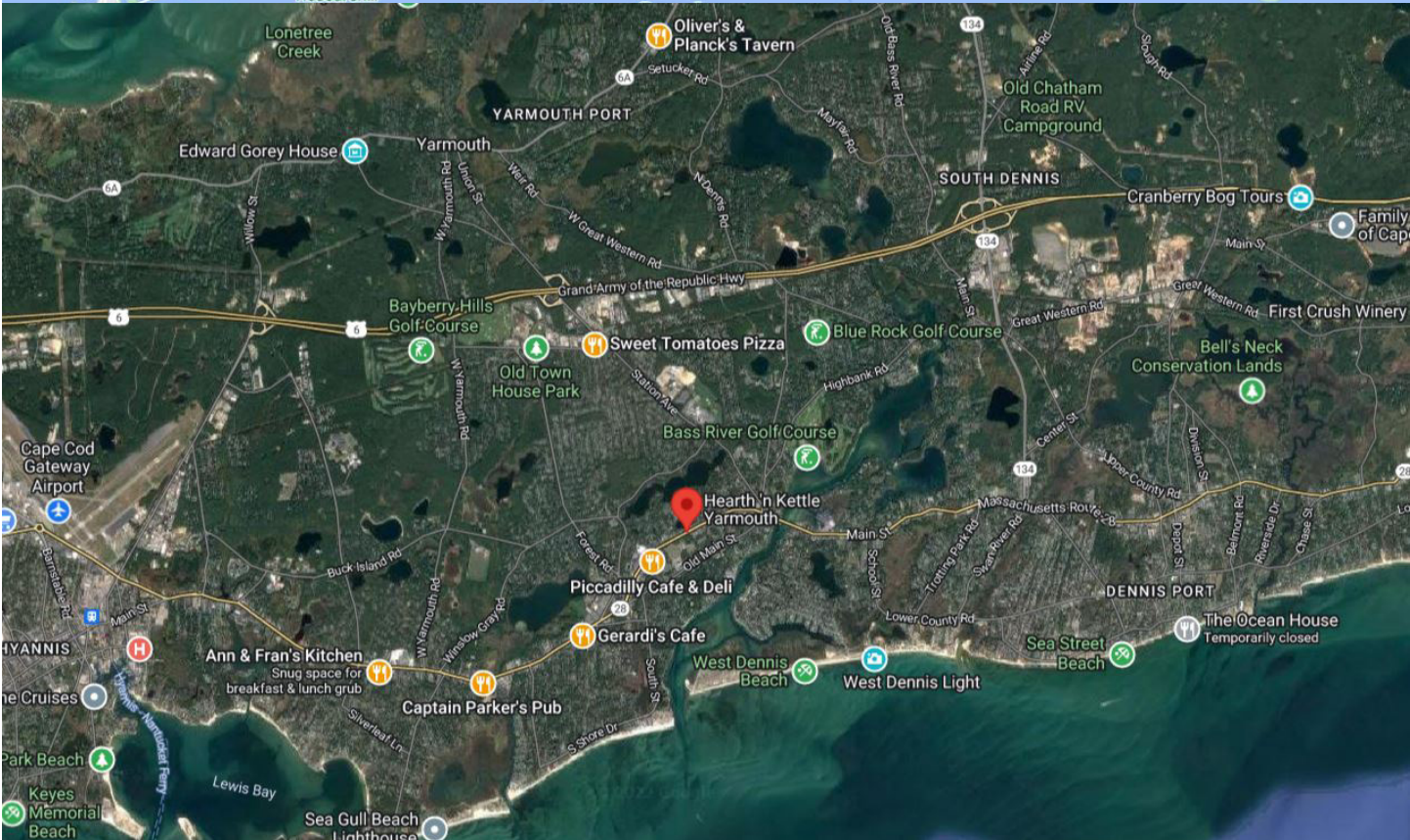
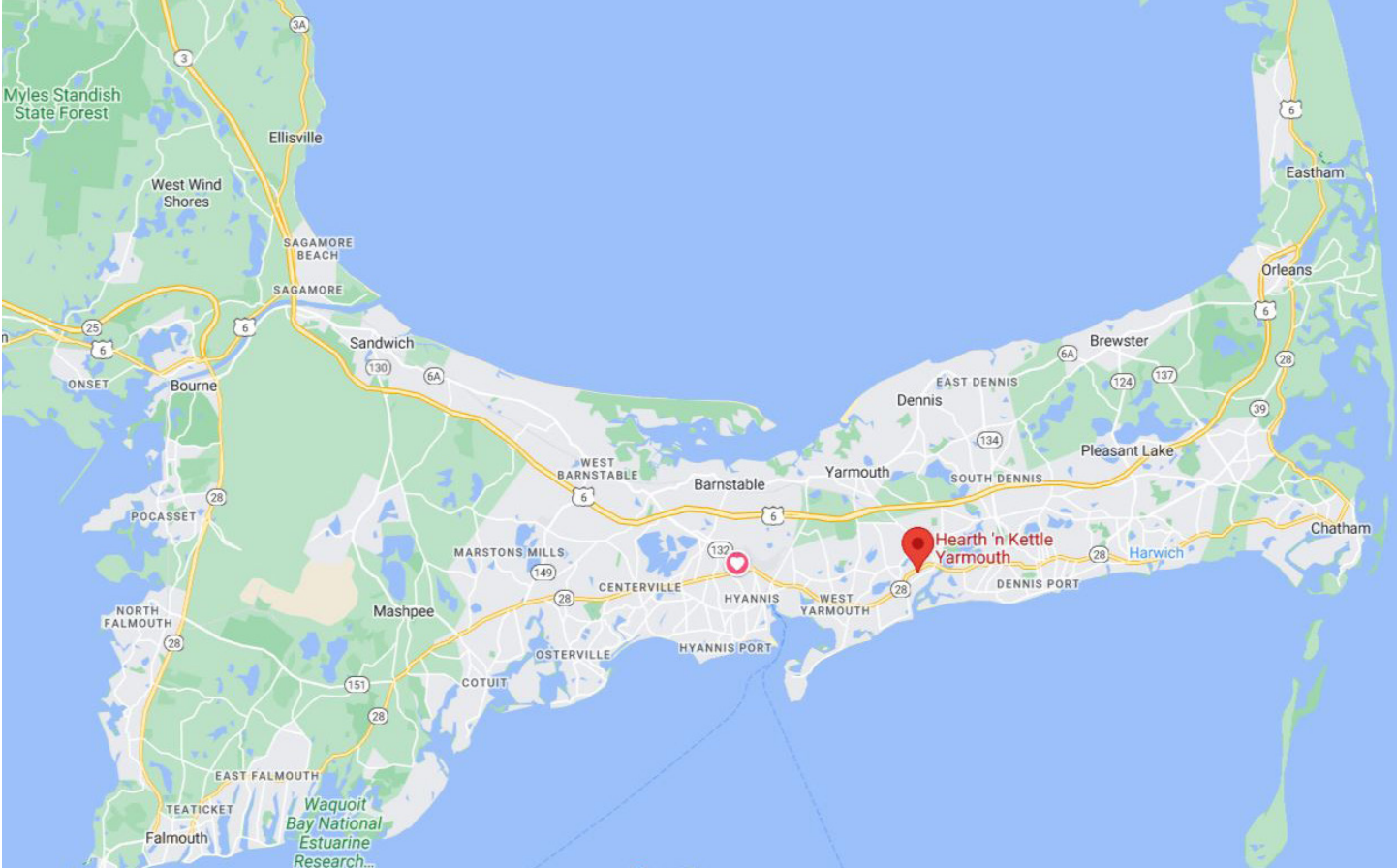
The 5 largest ethnic groups in South Yarmouth, MA are White (Non-Hispanic) (85.9%), Black or African American (Non-Hispanic) (4.93%), Two+ (Non-Hispanic) (3.43%), Other (Hispanic) (2.1%), and Asian (Non-Hispanic) (1.92%).

96.5% of the residents in South Yarmouth, MA are U.S. citizens. In 2020, the median property value in South Yarmouth, MA was \$347,800, and the homeownership rate was 74.2%. Most people in South Yarmouth, MA drove alone to work, and the average commute time was 21.9 minutes. The average car ownership in South Yarmouth, MA was 2 cars per household.

Detailed Demographics:

<https://worldpopulationreview.com/us-cities/south-yarmouth-ma-population>

Hearth 'n Kettle Location



The Hearth 'n Kettle Concept

Wholesome food thoughtfully prepared ...H'nK Approved

Since 1973, Hearth 'n Kettle has remained true to its original concept: a restaurant that serves hearty, wholesome, great tasting meals, at reasonable prices, in a warm, friendly atmosphere. In the world of casual dining restaurants, we're not the lowest price, and we're fine with that. Often being the lowest price means that either the quality of the ingredients, or the time that goes into preparation, is being compromised. That's just not H'nK. Instead, we strive to be the "best value" - a delicate balance between wholesomeness, taste and price.

We evaluate each and every menu item against these three criteria to determine if it is "H'nK Approved" before we will consider adding it to our menu:

#1 Wholesome

We are committed to making as many ingredients as possible fresh, nutritious, all-natural, organic, gluten-free, hormone-free, antibiotic-free and free of artificial preservatives. Our chefs must create the meal fresh in-house, rather than reheat something that was pre-made in a factory or commissary.

#2 Great Tasting

We must be passionate about the menu item. It has to be something that we would be proud to serve to our families and friends.

#3 Competitively Priced

The ingredients and procedures must allow the menu item to be sold at a reasonable price. Each item on our menu has been tested by our executive chef, purchasing director, menu committee and the H'nK owners. Only if it meets all three criteria will it be designated "H'nK Approved". We want you to always be able to trust Hearth 'n Kettle.

Founder VJ Catania transformed a Pewter Pot Muffin House (his previous restaurant concept) into the first Hearth 'n Kettle. Five more Hearth 'n Kettles followed:

1973 - First Hearth 'n Kettle opened on Cape Cod - Falmouth

1975 - Hyannis

1977 - Yarmouth

1987 - Orleans

1988 - Plymouth

1998 - Weymouth

2000 - South Attleboro



Hearth 'n Kettle Info Sheet

Square Footage	5664
Addresses	1196 Main St South Yarmouth Ma.
Name of LLC/Corporation	Hearth n Kettle of South Yarmouth
Seats/Bar/Dining Room	209
Annual Sales	2 M
Food Cost/Liquor Cost	26.5 % /19 %
Liquor License (Seasonal/Year Round)	Year-round
Cash Flow/Net Income	See Numbers sheet
Monthly Rent/Separate Cam	Negotiable
Lease Terms (Conveyable?)	Negotiable
Copy of Leases	Negotiable
Number of Employees	28-30
Trademarked?	Yes
Year Opened	1975
POS System	Micros 3700
Website Included?	Yes
PPA	21 \$
Food to Beverage Ratio	95 % food to 5 % Bev
Reason for Selling (Optional)	Retirement
Year Built	1965

Fiscal Year is March 27 th to September 24 th

Supplemental Financial Informations

A complete supplemental offering package containing relevant financial information is available upon request. Some information includes but is not limited to tax returns, monthly revenues and detailed income.

Confidentiality and Disclaimer

The Offering Document was prepared by The Realty Advisory, from and on information furnished by Hearth 'n Kettle Restaurant which is "The Seller", and the Town of South Yarmouth, MA by agents of the seller and from other sources believed reliable. No guarantee, express or implied, is made as to the accuracy or completeness of this information and it is subject to error, commission, change of price, change of description or condition, or withdrawal without notice. The Realty Advisory has not independently audited or verified any information, financial result, legal description, sketch or plan.

The Realty Advisory, represents Hearth 'n Kettle Restaurant on an exclusive basis. Any other brokers or salespeople represent the Buyer, not the Seller, in the marketing, negotiation and sale of this business and property, unless other arrangements are made in advance with the Realty Advisory, Inc.

This Offering Document is proprietary to the seller and its related legal and beneficial owners and to The Realty Advisory. This information is made available to you because you signed a Confidentiality Agreement for the purpose of conducting an analysis of the business opportunity represented herein prefatory to making an offer to purchase the aforementioned business and property.

Should you decline to make such an offer, you agree to return promptly this document and any other information provided to you.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject.

Offering

We are pleased to offer this business opportunity which includes Lease, Furniture, Equipment, Fixtures, Logos, Goodwill, Website, Recipes and Training

Representation

Hearth 'n Kettle Restaurant has retained Richard Catania of the Realty Advisory, Inc. This transaction is a confidential matter. All inquiries will be treated with strict confidentiality. The seller reserves the right to withdraw from negotiations or the market at any time.

Proposed Transaction

The Realty Advisory is entertaining offers to purchase Hearth 'n Kettle Restaurant of South Yarmouth, MA. All qualified prospective purchasers are required to contact Richard Catania, concerning site visits, inspections, submission of offers, or the proposed transaction.

Submission Offers

The seller reserves the sole and absolute right to accept or reject any offer. All offers should include price, deposit, financing, if any, and closing date. Nothing in the submission of any offer shall be deemed in any way to create any right or obligation between the seller and the proposed buyer until such offer has been accepted in writing.

The offers shall contain the following information:

- A. The name and address of the prospective purchaser, including principals
- B. Purchaser's legal counsel
- C. Identification of business being purchased
- D. Deposit
- E. Financing to detail purchaser's desire to obtain private, conventional, or institutional financing
- F. Due diligence inspections of property within a reasonable time period
- G. Terms to Seller-Cash at closing or Seller financing
- H. The purchase price
- I. Proposed closing date