

Commercial Realty Advisors

OFFERING MEMORANDUM

*Mayflower Natural Foods, Inc. makers of
Spredumms Cheeses Offered for Sale*



Assets and Good Will of the business known as Mayflower Natural Foods, Inc. is offered for sale for one hundred thousand dollars (\$100,000).

Executive Summary

Mayflower Natural Foods, Inc., a well-established business specializing in “Spredumms,” a unique line of 26 cream cheese spreads, presents a rare opportunity for acquisition. Established in 1994, and owned and operated by Winnie and Mark Duffey since 2005 this wholesale-only business boasts two reliable distributors serving the North Shore and South Shore/Cape Cod markets. The operation, currently run out of a 1,250 sq. ft. leased space in Pembroke, MA, includes a kitchen, loft office, and storage, and offers the flexibility of relocation. Priced at \$100,000, this turnkey operation with decades of proven success and a loyal customer base is an ideal investment for entrepreneurs in the specialty food industry. Financial details are available upon signing a Non-Disclosure Agreement.



Equipment includes:

- (4) 40 quart Hobart mixers
- (1) 9' x 80" walk-in cooler
- (1) 7' x 30" stainless steel prep table
- (2) 6' x 30" stainless steel prep tables
- (2) 3' x 30" stainless steel prep tables
- (1) 1' x 30" stainless steel prep table



OFFERING PRICE

The assets and goodwill of the business known as Mayflower Natural Foods, Inc. is offered for sale at \$100,000.

ASSESSMENT OF OPPORTUNITY

Mayflower Natural Foods Inc. generates an attractive owner's profit documented by IRS returns.

The formula for success in its current concept is easily transferable. The location is also adaptable to a change in concept or a change in the configuration of the venue, furniture, fixtures and equipment and outstanding licenses.

Commercial Realty Advisors, Inc. anticipates strong interest for Mayflower Natural Foods, Inc.

SUBMISSION OF OFFERS

Commercial Realty Advisors, Inc. invites written offers for the Business known as Mayflower Natural Foods, Inc.. The assets, and goodwill are available. Offers should be submitted to Sarah Banks, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601. Written offers must identify the purchaser, mailing & legal addresses, Buyer's offer price, contingencies (if any), sources of capital to complete the transaction, and proposed closing date. The Buyer's offer must include an earnest money deposit that will be held by Commercial Realty Advisors, Inc. in its non-interest-bearing escrow account, that will be applied to the purchase price, or refunded to the Buyer with the agreement of both parties.

Please contact us for further details of the assets and goodwill included with the sale of Mayflower Natural Foods, Inc.. Showings are by appointment only, and financials shall be provided to qualified buyers who demonstrate their ability to make this acquisition.

SARAH BANKS

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**COMMERCIAL REALTY
ADVISORS, INC.**

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LICENSE #6295



Commercial
Realty Advisors

Commercial Realty Advisors' Disclaimer

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ABOUT

Commercial Realty Advisors, Inc. specializes in commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate brokerage based in Hyannis, Massachusetts, specializing in middle-market transitions. The culture of our firm is that of an investment bank with a premium placed on intellectual vitality, relationship management, and knowledge of geographic markets. A cadre of well-educated and successful experts partner with clients to achieve objectives in a cost and time- effective manner. Our business is broadly based. Our real estate practice includes development, investment, and other commercial sale, lease, and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas, and other businesses.



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