



STRICTLY PRIVATE & CONFIDENTIAL INVESTOR PROPOSAL

INTRODUCTION

Cogent Taxation Group Limited is seeking a limited number of private investors who would be interested in purchasing the franchise and six leasehold food outlets in Cork city.

The outlets are strategic sites in high profile out of town shopping centres. There is a clear history of strong growth in all of the businesses over the last 3-4 years. There is also significant growth potential going forward.

Minimum equity contribution €350,000.

LOCATIONS: Upon Application

EQUITY REQUIRED

The Vendors have set an indicative asking price of excess €8.5m for the sale of the business. A number of financial institutions are interested in funding the purchase and we are confident of raising at least 80% of the purchase price by way of bank finance.

The equity required will be in the region of €1,700,000 (including all costs of acquisition and stamp duty).

INVESTMENT RETURN

The turnover from the businesses in 2007 was approx. €6m generating a net profit in the region of €1.2m.

It is estimated that an equity contribution of €340,000 would return approx. €1,200,000 at the end of year 5 (proposed exit) representing an IRR of c. 37% and a simple return of c. 250% or 52% per annum. All cash flows and financial info provide on request.

MANAGEMENT

Cogent has successfully negotiated a Management Agreement with an experienced operator who will manage the entire business on behalf of the Investors.

NEXT STEP

If you or any of your clients are interested in investing in this business or obtaining any further information, please contact Margaret Connolly/Darren Tutty on (021) 4509380

SUBJECT TO CONTRACT/CONTRACT DENIED