INVESTMENT OPPORTUNITY

ACQUISITION OF A PREMIUM CAFÉ

A well-established business with proven performance and strong growth potential.

INITIAL INVESTMENT
RM 300,000
Already invested in premium fit-out

ACQUISITION VALUE
RM 400,000
Turnkey business & asset valuation

A UNIQUE OPPORTUNITY
Turnkey Entry
Step into an active business from day one

ACQUISITION OPTIONS

1 FULL ACQUISITION

ONE-TIME PAYMENT

ONE-TIME PAYMENT

RM 400,000

- ✓ 100% business ownership
- ✓ Full operational control
- ✓ 100% of future net profits
- ✓ Immediate business transfer

IDEAL FOR
Investors seeking complete control and long-term upside.

2 PROGRESSIVE PARTNERSHIP

LOWER ENTRY, SHARED GROWTH

INITIAL PAYMENT

RM 200,000

BALANCE OF RM 220,000
To be paid within 5 years

Investor Share	Founder Share
80%	20%

- ✓ Lower upfront investment
- ✓ Founder remains aligned
- ✓ Reduced operational risks

IDEAL FOR
Investors seeking operational continuity with a lower initial commit.

3 EXTENDED PARTNERSHIP

LOWEST ENTRY, LONG-TERM GROWTH

INITIAL PAYMENT

RM 200,000

BALANCE OF RM 250,000
To be paid within 10 years

Investor Share	Founder Share
70%	30%

- ✓ Lowest monthly commitment
- ✓ Founder remains aligned
- ✓ Reduced operational risks

IDEAL FOR
Investors seeking minimal monthly overhead and long-term security.

RECOMMENDED OPTION: PROGRESSIVE PARTNERSHIP
The perfect balance between accessibility, security and collaboration. An easy entry that allows you to partner with the founder and maximize growth potential.

WHY INVEST?

- **Profitable & Operational Business**
- **Loyal Customer Base**
- **Turnkey Infrastructure**
- **Strategic Premium Location**
- **Time & Risk Savings**

FINANCIAL HIGHLIGHTS & STRENGTHS

SOLID PERFORMANCE
RM 35k - 50k
Consistent month-on-month revenue and business growth.

ATTRACTIVE PROFITABILITY
Optimized Margins
Healthy profit margins average 4k

FUTURE POTENTIAL
Expansion & Growth
Opportunities in evening delivery expansion and online orders.

MANAGEMENT BALANCES

FINANCIAL PERFORMANCE BREAKDOWN

Evolution of Intermediate Management Balances (SIG) over the last 12 months.

MONTHLY FINANCIAL DETAILS

MONTH	REVENUE	FIXED CHARGES	VARIABLE CHARGES	TOTAL CHARGES	NET INCOME
July 2025	**RM 34,846**	RM 13,479	RM 14,039	**RM 27,518**	**RM 7,328**
August 2025	**RM 30,711**	RM 13,479	RM 12,407	**RM 25,887**	**RM 4,824**
September 2025	**RM 33,693**	RM 20,524	RM 13,071	**RM 33,596**	**RM 97**
October 2025	**RM 42,848**	RM 18,279	RM 20,030	**RM 38,309**	**RM 4,539**
November 2025	**RM 45,769**	RM 18,249	RM 19,396	**RM 37,646**	**RM 8,123**
December 2025	**RM 41,456**	RM 18,848	RM 17,355	**RM 36,204**	**RM 5,252**
January 2026	**RM 41,742**	RM 18,249	RM 14,254	**RM 32,503**	**RM 9,239**
February 2026	**RM 39,611**	RM 22,265	RM 8,002	**RM 30,267**	**RM 9,344**
March 2026	**RM 33,866**	RM 21,615	RM 20,183	**RM 41,798**	**RM -7,932**
April 2026	**RM 41,039**	RM 18,468	RM 26,763	**RM 45,231**	**RM -4,192**
May 2026	**RM 51,143**	RM 3,631	RM 22,600	**RM 26,231**	**RM 24,912**
June 2026	**RM 34,864**	RM 81	RM 14,102	**RM 14,183**	**RM 20,681**

TURNKEY ENTRY

STEP INTO AN ACTIVE BUSINESS FROM DAY ONE

- ✓ **Ready Equipment:** Equipment is fully ready and functional.
- ✓ **Trained Team:** Team is trained and fully operational.
- ✓ **Supplier Relations:** Supplier relationships are ready and established.
- ✓ **Tailored Menu:** Menu is developed and adapted to our clients.
- ✓ **Connected Channels:** Fully connected to all sales and payment channels (Grab, Foodpanda, Stripe, E-shop ready, Cashier ready).