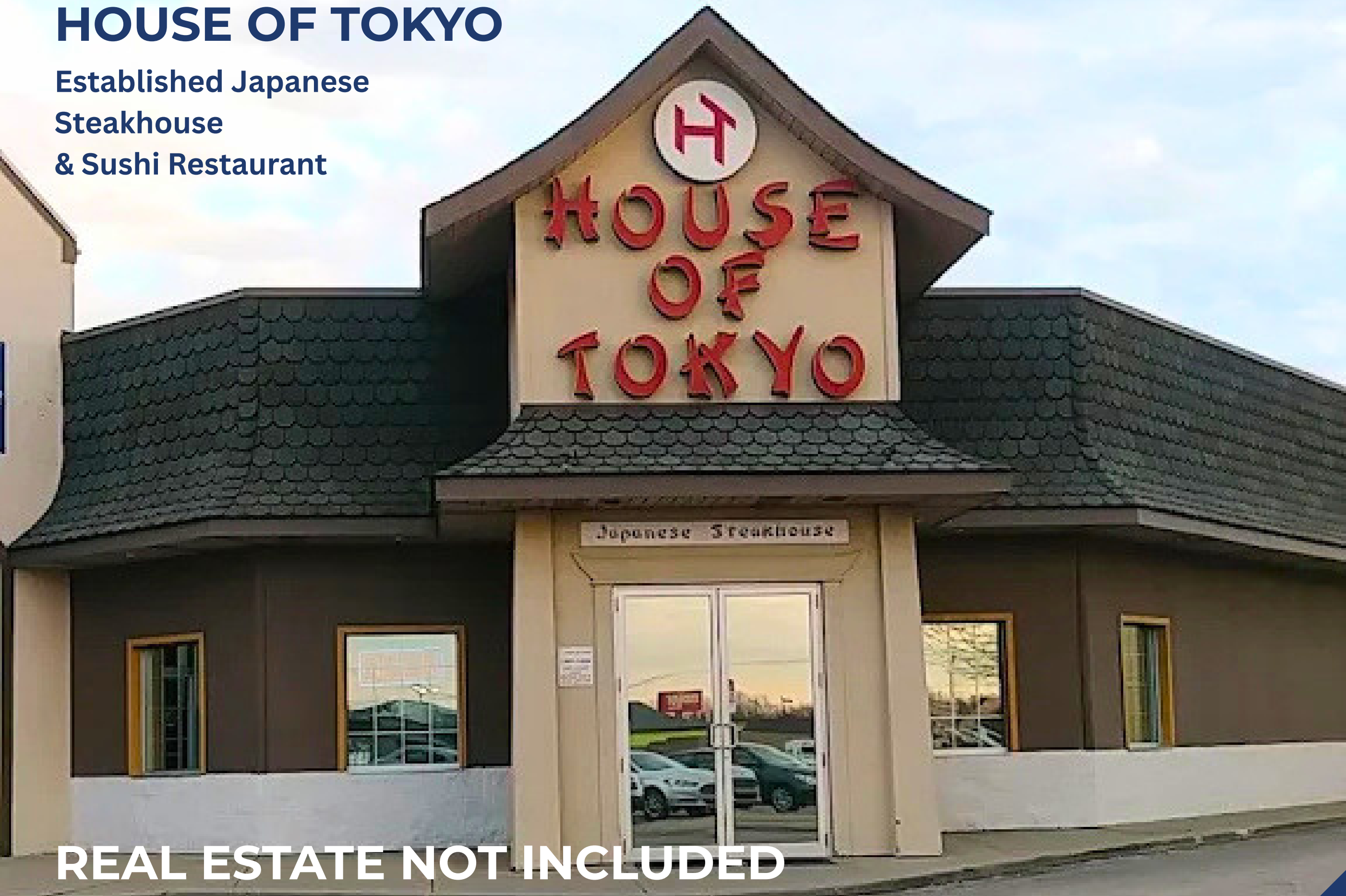


BUSINESS FOR SALE

172 Melody Avenue
Greenwood, Indiana

HOUSE OF TOKYO

Established Japanese
Steakhouse
& Sushi Restaurant



REAL ESTATE NOT INCLUDED

A GREENWOOD LANDMARK

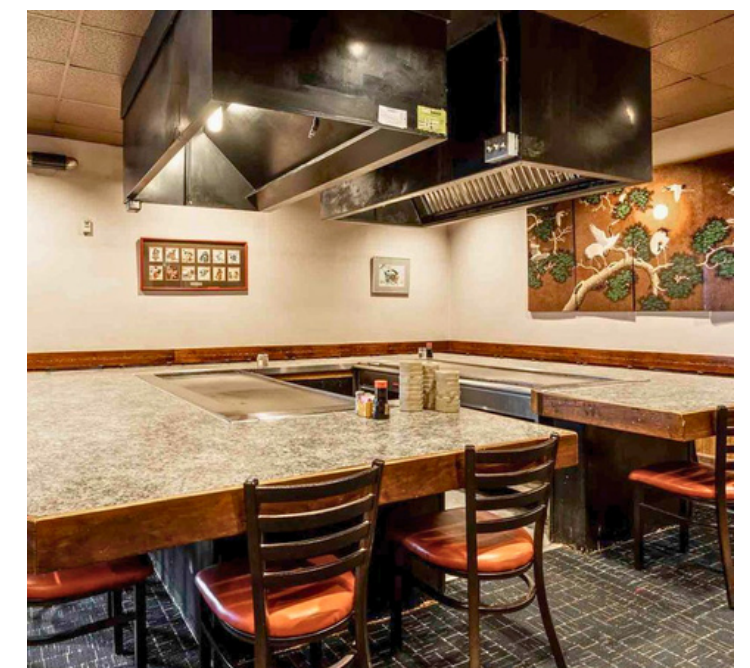
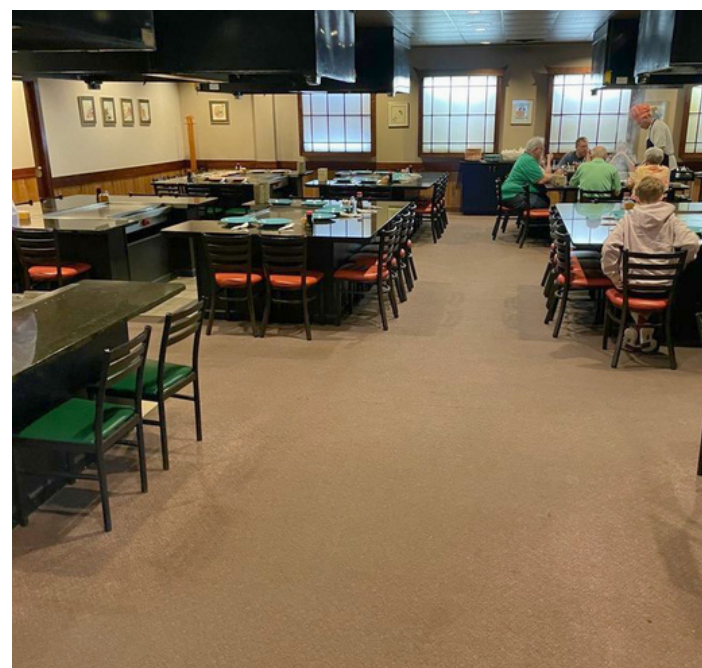
For over 30 years, House of Tokyo has been one of Johnson County's most recognizable Japanese restaurants, serving generations of loyal customers throughout Greenwood, Center Grove, Franklin, Southport, and Indianapolis' south side.

Known for its entertaining hibachi chefs, fresh sushi, and welcoming atmosphere, House of Tokyo has built a reputation and recipes that new owners would spend years trying to create from scratch.

This is a rare opportunity to acquire an established restaurant with an existing customer base, recognizable brand, trained staff, and fully equipped operation.

Whether an experienced restaurateur is looking to expand an existing portfolio or an owner-operator is seeking a proven concept, House of Tokyo provides an opportunity to step into an operating business with significant upside.

*Financials available with NDA, buyer interview, and approval.



THE OPPORTUNITY



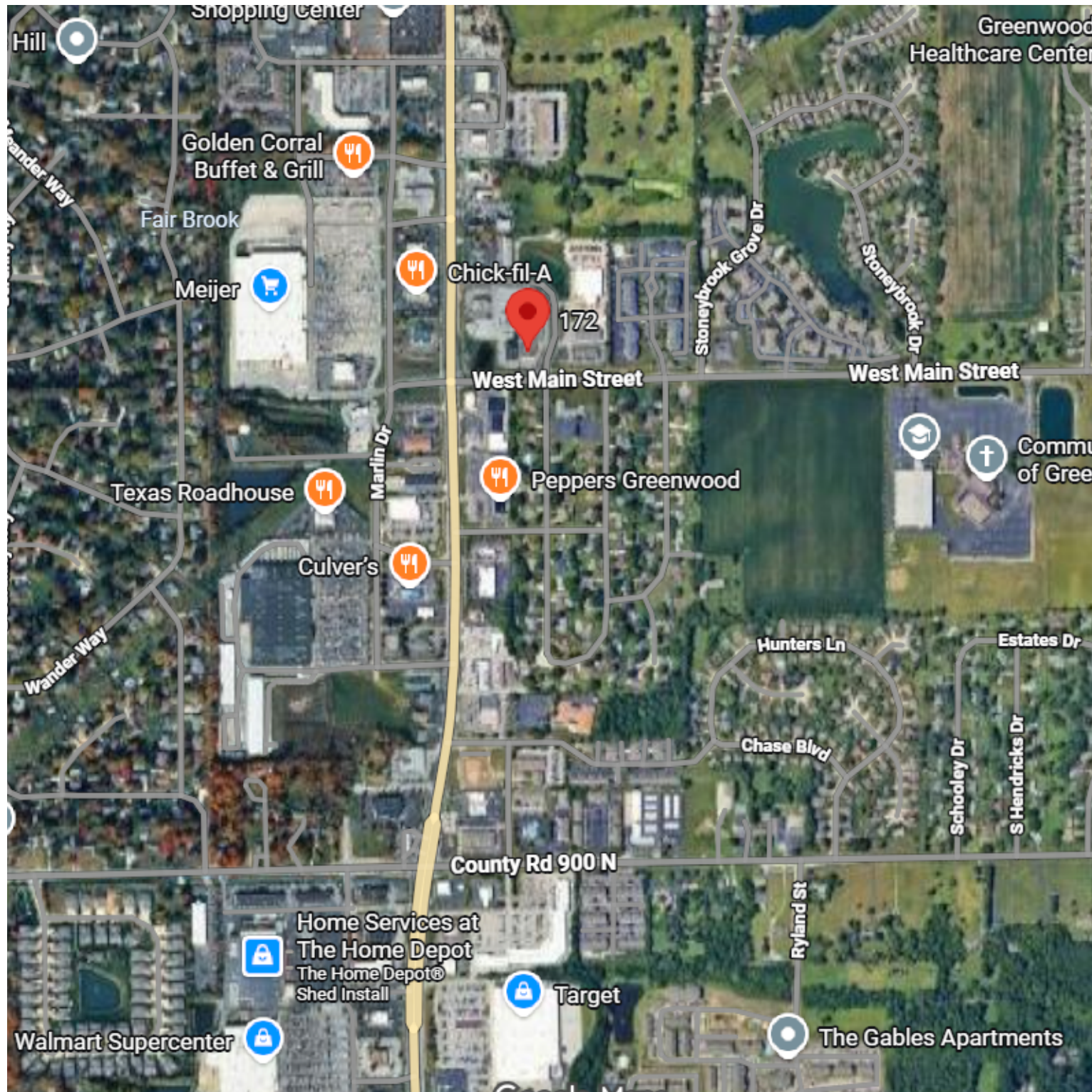
House of Tokyo offers buyers something increasingly difficult to find:

- ✓ Established name recognition
- ✓ Long operating history
- ✓ Prime location
- ✓ Existing customer loyalty
- ✓ Fully equipped commercial kitchen
- ✓ Hibachi tables and sushi bar already in place
- ✓ FF&E included
- ✓ Immediate operating capability
- ✓ Established, trained staff
- ✓ Authentic recipes and established menu
- ✓ Liquor License



Rather than investing hundreds of thousands of dollars in constructing a new Japanese steakhouse, a buyer can acquire an operating restaurant already designed for the concept.

Location



PRIME LOCATION

 **172 Melody Avenue**
Greenwood, Indiana

The restaurant enjoys convenient access to:

- US-31
- Interstate 65
- Greenwood Park Mall
- Numerous national retailers
- Dense residential neighborhoods
- Major employers
- Strong daytime and evening traffic

Within a 5-Mile Radius:

- 65,234 Households
- 171,524 Residents
- \$87,025 Median Household Income
- \$279,766 Median Home Value
- Population projected to grow to 175,437 by 2030.

Greenwood continues to experience residential and commercial growth, providing a large and expanding customer base.

DINING EXPERIENCE



**HIBACHI
DINING**



SUSHI



**TRADITIONAL
JAPANESE CUISINE**



**FAMILY
CELEBRATIONS**



**BIRTHDAY
PARTIES**



**BUSINESS
LUNCHES**



**DATE
NIGHTS**



CARRYOUT



CATERING OPPORTUNITIES

The restaurant's layout supports both experiential dining and efficient table service.

INCLUDED IN THE SALE

The sale includes substantially all assets necessary to continue operations, including:

- Furniture
- Fixtures
- Equipment
- Commercial kitchen equipment
- Hibachi grills
- Sushi bar equipment
- Dining room furnishings
- Smallwares
- Operating assets
- Goodwill
- Trade name
- Customer recognition

(Inventory to be transferred at closing.)

GROWTH OPPORTUNITIES

A new owner may find opportunities to expand revenue through initiatives such as:

- Expanded online ordering
- Third-party delivery
- Catering
- Private events
- Corporate lunches
- Enhanced social media marketing
- Updated branding
- Expanded beverage program (subject to licensing)
- Community partnerships

While the restaurant already enjoys a loyal customer following, there remains an opportunity for an energetic operator to grow sales.

Lease Opportunity

The real estate is not part of this offering.

The purchaser will enter into a new lease with the property owner for the restaurant premises located at:

**172 Melody Avenue
Greenwood, Indiana**

*Lease terms are available upon request to qualified buyers.

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IDEAL BUYER

This opportunity may be well-suited for:

- Existing restaurant operators
- Multi-unit restaurant owners
- Experienced chefs
- Japanese restaurant operators seeking expansion
- Hibachi concepts
- Family operators
- Owner/operators seeking an established business

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WHY BUY HOUSE OF TOKYO

Opening a Japanese steakhouse from the ground up requires significant capital investment, specialized construction, equipment purchases, staffing, licensing, and years of customer acquisition.

House of Tokyo offers buyers the opportunity to bypass much of that start-up risk by acquiring an established operation with a recognized name, loyal customer base, and facilities designed specifically for Japanese dining.

For the right buyer, this represents the chance to build on an established foundation rather than starting from zero.

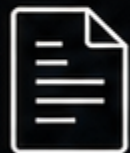


HOUSE OF TOKYO

BUSINESS FOR SALE

172 Melody Avenue | Greenwood, Indiana

ADDITIONAL INFORMATION AVAILABLE



Financial
Statements



Lease
Information



Operational
Details

Available to qualified buyers following execution
of a Confidentiality **Buyer Interview**.



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