BUSINESS PLAN FOR SANTA FE LIQUORS & GROCERY LLC 516 HIGH ST RACINE WI, 53402

1. Company Information

- Santa Fe Liquors & Grocery LLC is a neighborhood convenience store. It sells both alcoholic and non-alcoholic beverages as well as grocery items and tacos to go.
- Santa Fe Liquors & Grocery is located on the north side of Racine on 516
 High Street, Racine, Wisconsin 53402
- Santa Fe Liquors & Grocery LLC is the trade name of the business owned by Yolanda Maldonado.
- Yolanda Maldonado lives at 2830 Lincolnwood Dr., Racine WI, 53403

2. Experience of Owner in Operating a Liquor and Grocery Store

- The owner, Yolanda Maldonado, was previously a partner at Santa Fe Liquors and has recently taken full ownership rights. Santa Fe Liquors has been in business as a liquor store 15+ years. It was purchased from Clifton Stegman who previously ran the store as Stegmans Liquor & Grocery.
- The owner, Yolanda Maldonado, has been an involved member in running the business. Through her leadership Santa Fe has experienced a 4% annual growth rate since 2010.

3. Operation and Marketing Plan for Santa Fe Liquors & Grocery LLC

Goods sold:

- i. Santa Fe Liquors & Grocery LLC will sell liquor, beer, wine, soda and other non-alcoholic beverages, as well as tacos to go, snacks and groceries to its customers
- ii. An estimated 20% of sales will be generated from food sales, while 80% will be generated from Liquor and Grocery sales.

Hours of Operation

- i. Santa Fe Liquors & Grocery LLC will open for business Monday through Saturday from 7:00AM until 9:00PM
- ii. Santa Fe Liquors & Grocery LLC will open for business on Sundays from 7:00AM until 7:00PM

Advertising

- i. Santa Fe Liquors & Grocery LLC has experienced growth through word of mouth advertising. The tacos to go have also experienced growth through promotional sampling. The clientele is primarily African American and Hispanic.
- ii. Santa Fe Liquors & Grocery LLC also utilizes the yellow pages and Facebook to advertise to potential customers.

4. Customer Parking for Santa Fe Liquors & Grocery

• Santa Fe Liquors & Grocery LLC has private parking to the east side of the property which can accommodate four vehicles. There is also public parking directly in front of the store.

5. Equipment and Supplies for the Operation of Santa Fe Liquors & Grocery LLC

- Equipment presently Owned:
 - i. Ten Coolers
 - 1. Walk-in cooler
 - 2. Five beverage coolers
 - 3. Two ice coolers
 - 4. One ice cream cooler
 - 5. One produce cooler
 - ii. Restaurant Equipment
 - 1. One range
 - 2. One hood
 - 3. Two refrigerators
 - 4. Knives
 - 5. Pots and Pans
 - 6. Two Tables
 - iii. General Equipment
 - 1. One Cash Register
 - 2. Three rows of shelving for product
 - 3. Office furniture
 - 4. Maintenance Equipment and Supplies:
 - a. I, Yolanda Maldonado, have a shovel and snow blower for snow removal, brooms, mops, vacuum, buckets and other related equipment and supplies to meet the maintenance and janitorial needs inside the premises and to maintain the outside of the premises during the year.

6. Beer and Liquor Supplies

 Upon approval, we will continue to purchase beer and liquor supplies from approved and licensed suppliers within the city including; CJW Distributors, Beechwood Sales, and Badger Liquor. I, Yolanda Maldonado, will purchase normal supplies used in the operation of the store including liquor, malt beverages, soda, snack foods, water, and other normal supplies used in operating the liquor store.

7. Pre Paid Insurance by Yolanda Maldonado for Santa Fe Liquors & Grocery LLC

 Yolanda Maldonado has contacted Mario Martinez at Mario Martinez Insurance Agency to obtain a quote for liability insurance for Santa Fe Liquors & Grocery.

- Based on the current insurance, insurance premiums are expected to be approximately \$2,000 annually.
- Yolanda Maldonado, if requested, will provide written evidence to the City Clerk for the city of Racine, Wisconsin, that liability insurance is in effect prior to Santa Fe Liquors & Grocery renewing its license.

8. Sign

• There is currently a sign installed with the words Santa Fe Liquors & Grocery. Cold Beer, Wine, Soda and Tacos to go. The sign is approximately 4 ft by 2 ½ ft.

9. Floor Plan

- There is currently one entrance for the premises that customers can use to enter the premises.
- There is storage in the basement for excess liquor and beer inventory.
- The business premises are on 516 High St, Racine, WI.
- The owner, Yolanda Maldonado, can provide an updated floor plan upon request.

10. Business Bank Account

• The business bank account for Santa Fe Liquors & Grocery will be at Tri City National bank. The current balance in the account is \$8,000.

11. Building

• The building at 516 High St, Racine WI is currently owned by Yolanda Maldonado. The building also has a rental unit above the store.

12. Federal Employer I.D. Number

• Santa Fe Liquors & Grocery has been issued a Federal Identification Number of 32-0365858

13. Wisconsin Business Tax Registration Number

 The business currently has a Wisconsn Tax Registration Number of 1023276105

14. Building Inspection

- The premises located at 516 High St, Racine Wi has previously been inspected by the City of Racine building department and has passed the inspection
- The owner, Yolanda Maldonado, will be available for and can obtain another inspection upon request.

15. City Health Inspection

 The premises have also been inspected by the Department of Health for the City of Racine. • The owner, Yolanda Maldonado, will be available for and can obtain another inspection upon request.

16. Security

• There is a surveillance system currently installed on the premises. The surveillance system is also connected to an alarm system.

Concluding Statement by Owner

Santa Fe Liquors & Grocery LLC is a LLC owned by Yolanda Maldonado. It is a small neighborhood liquor and grocery store. Yolanda was previously a partner for the business previously run at the same location. She has now taken full ownership. The request for a license is driven by requirements for a new application with the change in ownership.

Yolanda Maldonado has been a resident of Racine for the past 30 years.

Yolanda Maldonado owns her home a 2830 Lincolnwood Drive, Racine, Wisconsin. It has an estimate fair market value of \$103,000. She currently holds equity in the property.

Yolanda Maldonado owns the building at 516 High St. Racine, WI. This property is home to the business. She also holds equity in this property.

Yolanda Maldonado owns substantial property and has no criminal record. Yolanda Maldonado is a proper person to be granted a license to operate Santa Fe Liquors & Grocery LLC by the City of Racine, Wisconsin.

Dated this 2nd day of May, 2013.

Respectfully Submitted,

Yolanda Maldonado 2830 Lincolnwood Dr. Racine, Wisconsin 53403

(262) 554-2411

Santa Fe Liquor & Grocery LLC Projected Profit & Loss for 2013

Ordinary Income	Annual Monthly		onthly	
Ordinary Income	\$	480,103	\$	40,009
State Sales Tax	\$	21,811	\$	1,818
Net Sales	\$	458,292	\$	38,191
Cost of Goods	\$	359,551	\$	29,963
Gross Profit	\$	98,741	\$	8,228
Expenses				
Advertising & Promotion	\$	1,783	\$	149
Bank Service Charges	\$	338	\$	28
Contributions	\$	367	\$	31
Equipment Rental	\$	561	\$	47
Insurance Expense	\$	1,996	\$	166
License & Permits	\$	1,002	\$	84
Merchant Account Fees	\$	6,576	\$	548
General Supplies	\$	1,567	\$	131
Office Supplies	\$	897	\$	75
Professional Fees	\$	450	\$	38
Repair & Maintenance	\$	7,085	\$	590
Property Taxes	\$	3,000	\$	250
Utilities	\$	26,120	\$	2,177
Salaries (one cook)	\$	15,600	\$	1,300
Total Expenses	\$	67,343	\$	5,612
Projected Net Income	\$	31,398	\$	2,617

^{*}Figures based on history

Beginning Balance Sheet for Santa Fe Liquors & Grocery

Business	Asse	ES
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Bank: Tri City National	\$	8,000
Equipment	\$	10,000
Building	\$	200,000
Truck	\$	36,000
Total Assets	`\$	254,000
Liabilities & Equity		
Notes Payable	\$	32,000
Total Long Term Liabilities	\$	32,000
Total Liabilities	\$	32,000
Equity	\$	222,000
Total Liabilities & Equity	\$	254,000

Santa Fe Liquors & Grocery 2013 Projected Profit & Loss

This profit and loss statement is based on the monthly budget and shows income and expenses for the calendar year.

Projected Ordinary Income \$480, 103

Total Expenses \$448,705

Net Income \$31,398

		walking Cooler	1419/2 beer	-
	Kitchen			
				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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	of one			beel
	Pairy Cooler and soda	• · · · · · · · · · · · · · · · · · · ·		6.46
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	soda cooler	ENTTOME		LX X
		high street	Porking	- V
•••				

Unofficial Property Record Card - Racine, WI

General Property Data

Parcel ID 04969001

Account Number 07050110

Prior Parcel ID 0250 -- 04-09

Property Owner MALDONADO JESUS S + YOLANDA

Property Location 514 HIGH ST

Property Use Com w/3 Apt+

Mailing Address 2830 LINCOLNWOOD DR

Most Recent Sale Date 05/05/1998

Legal Reference 2756/958

City RACINE

Grantor MALDONADO

Mailing State WI

Zip 53403

Sale Price 82,500

ParcelZoning B2

Land Area 3,101.0 Sq. Ft.

Current Property Assessment

Land Value 14,000

Building Value 101,000

Total Value 115,000

Building Description

Building Style StoreW/Res

of Living Units 1

Year Built 1925

Building Grade Fair

Building Condition Fair

Finished Area (SF) 2800

Number Rooms 0 # of 3/4 Baths 0 Foundation Type MS Default

Frame Type MS Default

Roof Structure

Roof Cover

Siding Brick Solid

Interior Walls N/A

of Bedrooms 0

of 1/2 Baths 0

Flooring Type N/A

Basement Floor N/A

Heating Type Basic / HW

Heating Fuel Gas

Air Conditioning 0%

of Bsmt Garages 0

of Full Baths 1

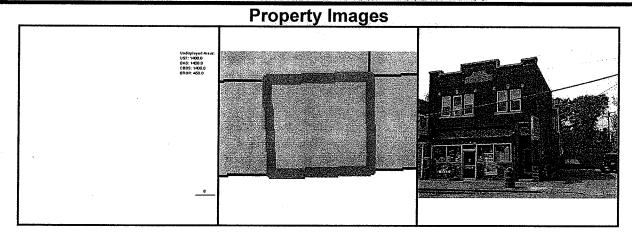
of Other Fixtures 0

Legal Description

BLK 5 BULLERDICK'S ADD LOT 13 EXC PT DESC VOL 518 DEEDS PG 596

Narrative Description of Property

This property contains 3,101.0 Sq. Ft. of land mainly classified as Com w/3 Apt+ with a(n) StoreW/Res style building, built about 1925, having Brick Solid exterior and roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 1 bath(s), 0 half bath(s).



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.



Santa Fe Liquors

Look for us on Facebook

262/632-1331

Visa or MasterCard accepted

Tacos (order of 4)	Gorditas (2 Served w/rice & beans)
Flour tortilla or sour cream \$.50 extra	Chicken\$6.19
Beans\$3.60	Steak\$6.49
Ground Beef\$3.60	Beans\$6.19
Steak\$5.99	Chorizo\$6.49
Chicken\$5.59	<u>Burritos</u>
Pork\$5.99	Potato g \$4.69
Lengua\$5.99	Lengua\$5.99
Chorizo\$5.99	Beans\$3.19
Potato\$3.60	Ground Beef\$3.99
Chimichangas (Served w/rice & beans)	Steak\$5.29
Ground Beef\$6.29	Chicken\$4.69
Chicken\$6.49	Pork\$5.29
Steak\$6.99	Chorizo\$5.99
Pork\$6.99	Tostadas (order of 3)
Tortas	Ground Beef\$5.19
Ground Beef\$3.79	Steak\$6.99
Steak\$4.99	Chicken\$6.19
Chicken\$4.59	Pork\$6.99
Beans\$3.79	Gucamole\$5.99
Milanesa\$5.19	SevicheS6.19
Chorizo\$5.19	Enchiladas (4 - served w/ rice & beans)
Ham\$4.29	Ground Beef\$6.39
Lengua\$5.99	Steak\$6.99
Potatoe/Bean/Egg\$5.99	Cheese/Onion\$6.19
Nachos	Chicken\$6.49
Ground Beef\$4.39	Pork\$6.99
Steak\$5.99	Chicken w/ green sauce\$6.99
Chicken\$5.69	Flautas (served w/guacamole)
Quesadillas	Ground Beef\$6.19
Steak\$3.95	Steak\$6.39
Chicken\$3.95	Chicken\$6.29
Cheese\$3.69	Pork\$6.39
Sopes	Side Orders
Ground Beef\$5.59	Guacamole\$4.19
Steak\$6.29	Guacamole & Chips\$4.99
Chicken\$6.19	Rice\$1.49
Bean\$5.59	Beans\$1.49
Other	Rice/Beans\$1.49
2 chiles Rellenos\$6.99	Nacho Cheese\$.50
(with rice and beans)	Small Guacamole\$.75
Combo Plate\$7.19	Pico De Gallo\$2.39
	Tamales1-\$1.00 or 12 - \$10.00
(enchilada, taco, tostada, rice & beans)	Fries w/cheese or ketchup\$1.99
Tamale Combo\$5.99 (Rice and beans, LTC sourcream)	Sour Cream\$.50

Cuaresma (LENT) Specials in *Italic*

Thank you for your patronage!!

We are family owned and operated

Supplemental Application Form for ALL NEW Alcohol Establishments

Date 5-2-13	
Name of Corporation/LLC/Individual	
Address of Licensed Premise 5/4-5/6 high	1 ST ROCINE WI 53402
	131 / 100 / 00 / 00
PART 1	
1. Have you contacted the alderman and neigh	shorhood business association for the greating
which you intend to locate?	neomoda bosiness association for the died in
2. Are there any special conditions desired by th	a naighbarhaad? TVES TNO
3. What type of business do you or will you cond	
(Other licenses/permits may be required to	
☐ Full Service Restaurant / 10 €	☑ Grocery Store
☐ Bed and Breakfast	☐ Convenience Market without Gas
☐ Convenience Market with Gas	☐ Billiard Center (Billiard Hall License Required)
☐ Bowling Center (Bowling alley license req.)	☐ Catering (Sales only allowed on the premises issued an alcohol beverage license)
☐ Comedy Club	☐ Indoor Golf Facility
□ Hotel	☐ Gift Shop Museum Center for the Visual and
	Performing Arts
□ Video Game Center 6 or more games	□ Veterans Club
(Amusement Center license req.)	
☐ Night Club (Dance Hall License Required)	□ Tavern
☐ Brew Pub	□ Volleyball Court(Permanent expansion of premises required)
☐ Fraternal Club	☐ Wine Tasting Room
☐ Theater Performances	☑ Liquor Store
☐ Private Sports Club	☐ OTHER (Please List)
□ Department Store/Drug Store	restaucut to go
☐ Cafe/Coffee Shop	
4. Hours of Operation <i>Moving-Saturday & Am</i> Indicate the intended hours of operation by day. If your establishment will understood to be the day following the indicated time your establishment	be open past midnight, the indicated losing time will be
5. How many customers do you anticipate on you	ir busiast days:
25-5050-100100-200	
6. Ratio of Food to Alcohol (Exclusive of any cove	- •
75% or more foodSnacks OnlyC	Other50/50No Food
7. Drink Specials	
Will Drink Specials be offered? Y N What I	Kind

Page 1 of 6

Supplemental Application Form for ALL NEW Alcohol Establishments

8. What type of license(s) do you hold at	this premise? (check all that apply)
☐ Gas Station (Apply at Clerk's Office)	E LIQUOR
☐ Other (LIST)	& Grocel V
	type of food service will you have at this location?
(check all that apply)	
☐ None	□ Prepackaged Foods
□ Snacks/Appetizers	□ Catered Events
☐ Full Meals -Hours of Food Service. Fro	
10. Is this premise under construction? $\Box Y \in$	es 🗆 No If yes, estimated completion date?
11. Is this a franchise? □Yes ⊋No	
12. Is this premise currently licensed? Yes	s 🗆 No If yes list type of license
13. Is the current licensee operating? ZYe	
	S Line in the, list date closed
LITTER/GARBAGE: What are your plans to k	keep the grounds clean? (check all that apply)
	☐ Hired Maintenance
☑ Building owner responsibility	☑ Garbage Cans Outside
☐ Other (List)	
Wilhe to many and the total of	
who is responsible to keep the grounds clean?	(Licensee/Building Owner/Hired Maintenance/Other)
11 Cansee/Building owner	
How Offen? (Daily, Weekly, Offher) Daily	
,	
NOISE: How are noise issues addressed? (chec	for will the entrement of
☐ Security	
☐ Secondy ☐ Call Police	☐ Manager approaches customer(s)
	☐ Signs Posted
☐ Other (List)	
SECURITY: What is your security plan? (check all	that apply)
□ None	Bouncers
☐ Hired Security Officers	☐ Off Duty Police Officers
☐ Other (List)	☑ Diaital Video Camera System

Supplemental Application Form for ALL NEW Alcohol Establishments

PART 2: DETAILED BUSINESS SITE PLAN

A: AT	TACH BUSINESS PLAN which outlines the type of business you plan to operate if granted a
licen	se. This should be typed and include the following:
	Hours of operation
	Alcohol sales based on a percentage of total sales
	Sample Menu (if applicable)
. \Box	Security
	Parking
	Staffing
	Plan to deal with non-smoking laws
	Any special events/plans
	Good neighbor practices (i.e. litter control)
	Detailed Budget including estimated costs/profits

B: ATTACH DETAILED FLOOR PLAN-You will need to submit a detailed floor plan.

READ ALL INSTRUCTIONS BEFORE PREPARING THE FLOOR PLAN.

- Any application submitted without the detailed floor plan (including all required items as listed below) will not be accepted.
- Even if the premise had previously been licensed and a floor plan submitted, a new floor plan must be submitted with this application.
- The floor plan must be filed on 8 1/2" by 11" size paper.
- A separate sheet of paper must be filed for each floor where alcohol will be stored, displayed, sold, given away and/or consumed.
- Even if the basement is being used for alcohol storage only, a floor plan is still required for the basement.
- Hand drawn floor plans in ink are acceptable. Plans do not need to be architectural drawings or need to be to scale.

THE FLOOR PLAN MUST INCLUDE ALL OF THE FOLLOWING ITEMS:

- 1. Dimensions of the Premises.
- 2. Total Square Feet of the Premise (length x width=square feet).
- 3. Label all entrances and exits.
- 4. Label all alcohol storage areas (coolers, etc).
- 5. Provide dimensions of all alcohol storage areas (length x width)
- 6. Label all alcohol display areas (behind the bar, shelves, etc.)
- 7. Provide dimensions of all alcohol display areas (length x width)
- 8. Class B & C Applicants Only: Label all seating areas, bars, and food preparation areas (kitchen)

Supplemental Application Form for ALL NEW Alcohol Establishments

- 9. Class B & C Applicants Only: Label all outdoor areas used for the sale of service of alcohol beverages (for example, patios, beer gardens, sidewalk cafes)
- 10. Class B & C Applicants Only: Provide dimensions of all outdoor areas used for the sale or service of alcohol beverages (length x width)
- 11. Label all parking areas on the premises (do not include street parking) (This is required if the parking is shared, for example, a strip mall.)
- 12. Provide dimensions of all parking areas available on the premises (length x width). The parking areas(s) should be marked on the floor plan for the first floor showing the relation to the building.
- 13. Mark the North Point (N) on each page.
- 14. Write the date on each page.
- 15. Write the Legal Entity Name (and Agent's Name if a corporation of LLC) on each page
- 16. Write the Trade (Business) Name on each page.
- 17. Write the Premise address on each page.

IF YOU LEASE THE BUILDING,	ANSWER TH	IE FOLLOWING	QUESTIONS
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Have you signed the lease? □Yes □No	
Date lease begins: Expires	
Monthly Rental: \$	
Do you have an option to renew the lease? □Yes □No	
Does your lease allow for the assignment to another party without consent of the owner? For what length of time have you been guaranteed occupancy? (number of years) In addition to paying monthly rental, will you have to pay anything additional to the owner building to guarantee performance of the lease? Yes Do Explain if Yes	
Does the present owner or occupant object to the granting of your license? Explain if Yes	· ·

The City of Racine requires that you describe the type and general nature of entertainment that you will have under the following licenses:

- Amusement COMPLETE SECTIONS A & B
 Allows entertainment or exhibitions consisting of music, dancing, singing and floorshows performances. Includes Dance, Instrumental Music and Record Spin.
- Dance License COMPLETE SECTION A ONLY
 Allows dancing on the premises by patrons only. Dancing by performers is not allowed. This
 license also allows the playing of pre-recorded music machines (Record Spin) and
 instrumental Music by musicians. Singing is permitted if done by the persons actually engaged
 in the playing of the musical instruments.

Supplemental Application Form for ALL NEW Alcohol Establishments

- Instrumental Music COMPLETE SECTION A ONLY
 Permits the playing of instrumental music only, with singing on the part of and only by persons
 actually engaged in the playing of such musical instruments. No dancing allowed.
- Record Spin COMPLETE SECTION A ONLY
 Permits DJ's, karaoke and CD players. No dancing allowed.

SECTION A: CHECK ALL THE TYPES OF MUSIC THAT APPLY: ("Variety" is not an acceptable answer.)

□ Blues	☐ Latin Pop	☐ Hard Rock
□ Reggae	☐ Classic Rock	□ Country
□ Easy Listening	□ Contemporary R&B	☐ Dance - Pop
□ Irish	□ Tropical	□ Other(list)
□ Mexican Top 40	□ New Age	
☐ Modern Rock	□ Rap	
☐ Heavy Metal	□ Jazz	
□ Нір- Нор	☐ Classic R&B	
□ Dance - R&B	☐ Techno	
□ Polka	☐ Folk	

SECTION B. OTHER (check diffinal apply)	NOT APPLICABLE
□ Battle of the Bands	☐ Comedy Acts
□ Disc Jockey	☐ Live Musicians
□ Magic Shows	□ Poetry Readings
□ Rapping/Rap Contests	☐ Solo Singers/Groups
□ Dancing by Performers-Describe	☐ Wrestling-Describe
□ Fashion Shows-Describe	☐ Patron Contests-Describe
 Exotic Dancer/Stripper/Adult Entertainment- 	□ Other - Describe
l Describe	

Attach additional pages if necessary

If the type of entertainment is not listed above, please describe the type of entertainment you will have:

Supplemental Application Form for ALL NEW Alcohol Establishments

IF AFIER THE LICENSE HAS BEEN GRANTED OR ISSUED, YOU WISH TO DEVIATE FROM THE TYPE(S) OF
ENTERTAINMENT LISTED. YOU MUST SUBMIT A "REQUEST TO CHANGE THE PLAN OF OPERATION". NO
CHANGES IN ENTERTAINMENT SHALL TAKE PLACE UNTIL THE REQUEST HAS BEEN APPROVED BY THE
PUBLIC SAFETY LICENSING AND/OR CITY OF RACINE COMMON COUNCIL(INITIAL)
I (we), the undersigned have a knowledge of the City Ordinances and State Laws currently regulating these licenses and being duly sworn under oath, depose and say that I am (we are) the person(s) and that all statements made in the foregoing application are true and correct. SUBSCRIBED AND SWORN TO BEFORE ME ON MAD 3, 2013 Signature Holande Meddender
Printed Name Volanda Maldouato Address 2930 / Wood wood DR
Racine w1 53403