



SUCCESSFUL RESTAURANT FRANCHISE NORTH OF HOUSTON - SELLER FINANCING!

Listing ID #: 8192
Listing Agent: Marcia Bowron

General Information

Year Established: 2015
Year Acquired: 2015
General Location: North Texas
Employees: FT: 3 PT: 6 Contract: 0 Owners: 0
Operating Hours: 7 days, Mon - Sat 10am-9pm; Sun 11am - 6pm

Reason for Sale: Owner has over 20 other locations of different types and he's focusing on growing another brand and is not able to manage this location well out of Houston.

Facilities

Type: Shopping Center
Size: 496SF
Rent/Mo: \$9,561
Lease Expires: 6/30/2025
Renewal Option: Yes

Security Dep: \$0
Land Area: N/A
CAM \$2,285 Taxes \$432 Ins. \$0

Business Summary: Very successful restaurant franchise located in the food court of a popular mall between Dallas and Fort Worth is now available! Only shop in the food court serving delicious Gyros, Wings, Cheesesteaks and Smoothies. Customers love the new menu concept recently rolled out. Revenues have increased an estimated 50% over previous concept! Absentee owner has over 20 other fast food restaurants and has committed to opening many more under a different brand name and needs to divest himself of this brand/location per his agreement. This location has a manager on site but could be run even more successfully by an owner-operator focusing on catering, office delivery and marketing. Owner estimates an additional \$60-\$75K/yr in catering sales are easily attainable. This franchise is backed by a corporate office that began in 1989 and is the largest one in its category with 80 franchise locations in the US. Royalties are 6%. Franchise transfer fee of \$7500 and lease transfer fee of \$400 will be split 50/50 with seller. Please be discreet, employees are unaware business is for sale.

Assets Included All assets of the business except exclusions. See list of equipment in file.

Assets Excluded Cash, Accounts Receivable, Deposits, Personal Items and Coke Dispenser.

Assets Leased None

Growth Potential Owner operator. Catering drops to local offices and businesses.

Financial Summary

Business Price:	\$110,000	Gross Revenue:	\$707,225 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$128,632 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$75,000
Total Investment:	\$110,000	Inventory at Cost:	\$2,500
Down Payment:	\$80,000	Auto & Truck:	\$0

Financing Terms

Amount	Note Holder	# of Mos.	Rate %	Pmt./Mo.	Secured By
\$30,000	Seller Note	36	8%	\$836	Business Assets & Personal Guaranty

The above terms of the Seller Note are subject to Seller approving Buyer's resume and financial statement.

The above information has been obtained from the Seller. Certified Business Brokers has not verified this information, nor does it make any representations, express or implied, that this information is accurate. All prospective Buyers should verify information to their satisfaction. Numbers designated as "Proforma" are estimates by the Seller that are not supported by Financial Statements or Tax Returns.