

**Confidential Business Profile**

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**NEW YORK STYLE PIZZA FRANCHISE IN SW
HOUSTON - SELLER FINANCING**

Listing ID #: 8211**Listing Agent: Fernando Saldivia****General Information**

Year Established: 2008
Year Acquired: 2008
General Location: Houston - SW
Employees: FT: 5 PT: 6 Contract: 0 Owners: 2
Operating Hours: 7 days, Sun - Thurs 11am-9pm; Fri / Sat 11am - 10pm

Reason for Sale: Family health reasons

Facilities

Type: Shopping Center
Size: 2897SF
Rent/Mo: \$7,202
Lease Expires: 11/30/2021
Renewal Option: Buyer to negotiate w/landlord
Security Dep: \$7,202
Land Area: N/A
CAM \$2,544 Taxes \$0 Ins. \$0

Business Summary:

Great opportunity to own an authentic New York style pizza franchise in booming Richmond, TX! Constantly voted "The BEST PIZZA IN HOUSTON". Everything is made from scratch, using only the freshest & finest ingredients and the pizza is then cooked in gas-fired brick ovens. The superb dine-in, take-out and delivery menu features pizza, soups, salads, sandwiches served on delicious homemade bread, fabulous pasta entrees, and gluten-free options. This 2,900 sf restaurant seats 80 indoors and includes a fabulous bar offering a variety of beer, wine, and liquor. Located in a populated affluent area: average household income of \$150k+ within a 3 mile radius, and 200k+ people residing within a 5 mile radius. Four weeks training provided by franchisor. Franchise transfer fee is \$13,825 (35% of current franchise fee), 6% royalty and 1% marketing fee. Be discreet as employees not aware 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 and Personal Items.

Assets Leased Dishwasher

Growth Potential Increased advertising in neighborhoods around the business to promote take-out, dine-in and delivery. Involvement in the community to promote the business and seek opportunities for catering.

Financial Summary

Business Price: \$178,500
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$178,500
Down Payment: \$120,000

Gross Revenue: \$740,170 (Actual)
Discretionary Earnings: \$76,076 (Actual)
FF&E: \$50,000
Inventory at Cost: \$3,000
Auto & Truck: \$0

Financing Terms

Amount	Note Holder	# of Mos.	Rate %	Pmt./Mo.	Secured By
\$58,500	Seller Note	36	5%	\$1,753	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.