



**SPORTS BAR & RESTAURANT NORTH OF HOUSTON -  
W/REAL ESTATE**

**Listing ID #: 8225**  
**Listing Agent: Marcia Bowron**

**General Information**

Year Established: 2012  
Year Acquired: July, 2013  
General Location: Houston - North  
Employees: FT: 7 PT: 25 Contract: 0 Owners: 1  
Operating Hours: 7 days, Mon - Sun 11am - 11pm  
Reason for Sale: Partner dissolution

**Facilities**

Type: Free-Standing Building  
Size: 6041SF  
Parking Lot Rent: \$6,500  
Lease Expires: Seller owns real estate  
Land Area: .435 acres

**Business Summary**

This popular sports bar and restaurant franchise advantageously located right on Lake Conroe offers great food at friendly prices with all the sports and entertainment you can imagine! Great place for the entire family! Known for their awesome crawfish and delicious wings they also offer a full menu featuring soups, salads, burgers, wraps, fish, steak and much much more including a full bar! Restaurant seats 142 inside and 120 outside on the beautiful patio, where patrons enjoy the lakeview, tiki bar and can easily dock their boat at their newly remodeled pier on site! About 40% of the sales comes from the "regular" customers. 2 General Managers (both willing to stay); 1 GM handles the kitchen with the other GM handling front of the house. 2 Asst Mgrs are also on staff. Royalties are \$3000/mo plus 2% for revenues over \$1.8 mil/yr. Buyer to pay \$5,000 franchise transfer fee.

**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** 2 Ice Machines, Margarita Machine, Dishwasher, Cooking Oil Tank  
**Growth Potential** Market to area residents to become known for more than great crawfish.

**Financial Summary**

Business Price:	\$650,000	Gross Revenue:	\$2,256,746 (Actual)
Real Estate Price:	\$1,700,000	Total Cash Flow:	\$359,244 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$120,000
<b>Total Investment:</b>	<b>\$2,350,000</b>	Inventory at Cost:	\$20,000
Down Payment:	\$2,350,000	Auto & Truck:	\$0

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.