

***FINE DINING ITALIAN RESTAURANT IN NW
HOUSTON W/OUTDOOR PATIO*****Listing ID #: 8034****Listing Agent: Marcia Bowron****General Information**

Year Established: 2005
Year Acquired: 2005
General Location: Houston - NW
Employees: FT: 1 PT: 7 Contract: 3 Owners: 1
Operating Hours: 6 days, Mon - Thurs 11am-2pm &
5pm-9pm; Fri 11am-2pm & 5pm-
10pm; Sat 5pm - 10pm

Reason for Sale: Retirement

Facilities

Type: Shopping Center
Size: 2880SF
Rent/Mo: \$4,896
Lease Expires: 1/31/2021
Renewal Option:

Security Dep: \$6,048
Land Area: N/A
CAM \$0 Taxes \$0 Other \$2,403

Business Summary

This successful, fine dining Italian restaurant serving an upscale area of CyFair and NW Houston is very popular. It seats 90 patrons in the dining room and 10 on the outdoor patio. Carrying a full liquor (mixed beverage) license, they provide the complete dining experience with not only great food and wine, but also with flair and soul. Showing steady growth with revenues increasing year after year. Opening for Sunday brunch and offering catering would increase sales even more! The restaurant has been listed among the 100 Top Restaurants of Houston for several years in a row. It has been reviewed and featured in the Houston Chronicle, Houston Press and several other print and electronic magazines. Rotating new specials every month with seasonal changes provides a dynamic and exciting menu. Carrying an award winning wine list (Wine Spectator 2012) results in liquor bringing in 34% and food 66% of the revenues. 60% of the revenues come from referral and repeat business providing a solid and recurrent clientele base. \$30,000 in improvements, including new A/C's, were completed in 2016. Excellent staff in place as seller was able to take 2 week vacation while all ran smoothly at the restaurant! Market to over 5000 customers on the restaurant's email list! Please be discreet, employees are unaware the 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, Metal Linen Box, Grease Container, Open Table Computer terminal & Music Feed Router all owned by vendors. All wall art on consignment by local artist.

Assets Leased

None

Growth Potential

Focus and advertise lunch service and catering. Open for Sunday Brunch.

Financial Summary

Business Price: \$380,000
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$380,000
Down Payment: \$380,000

Gross Revenue: \$796,160 (Pro Forma)
Discretionary Earnings: \$181,130 (Pro Forma)
FF&E: \$84,436
Inventory at Cost: \$9,000
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.