

**FRANCHISE PIZZERIA WITH FULL BAR IN  
ESTABLISHED NEIGHBORHOOD IN WEST HOUSTON****Listing ID #: 8048**  
**Listing Agent: Ray Doba****General Information**

Year Established: Sept., 2014  
Year Acquired:  
General Location: Houston - West  
Employees: FT: 3 PT: 10 Contract: 1 Owners: 0  
Operating Hours: 7 days, Sun - Thurs 11am-10pm; Fri  
& Sat 11am - 12am

Reason for Sale: Converting company owned  
restaurant to franchise.

**Facilities**

Type: Shopping Center  
Size: 4350SF  
Rent/Mo: \$7,250  
Lease Expires: 7/1/2024  
Renewal Option: None  
Security Dep: \$7,250  
Land Area: N/A  
CAM \$783 Taxes \$1,392 Ins. \$305

**Business Summary**

The Franchisor is offering a unique opportunity to own an established neighborhood friendly Pizzeria with a full bar. This business is located in a west suburban community consisting of middle and upper middle income families. The Menu offers a variety of pizzas as well as pasta, wings, calzones, sandwiches, wraps, salads and desserts. The Bar offers both alcoholic and non-alcoholic beverages. Because the interior has the open look concept, it can seat 110 customers. In addition, the outside Patio of 300 sq. ft. will seat 20 and the Bar will seat 30. There are 24 TV's and 2 large screens (160 inches) 700 Lumen Projectors hung on the walls for customers to watch different sporting events. All business equipment is in working order. The game machines are supplied by a vendor who will pay a commission to the new Franchisee. The mission statement of the business is "Great food served with great service in an awesome atmosphere". Please be discreet. Employees and customers are not aware 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, Video Games Machines and Business Name.

**Assets Leased**

Ice Machine

**Growth Potential**

Increase advertising using coupons. Utilize Facebook advertising to attract customers and followers.

**Financial Summary**

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

Gross Revenue: \$726,106 (Asset Sale)  
Discretionary Earnings: \$24,374 (Asset Sale)  
FF&E: \$217,300  
Inventory at Cost: \$8,300  
Auto & Truck: \$0

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