

**AWARD-WINNING RESTAURANT IN UPPER KIRBY -
ONLY OPEN FOR DINNER (5 HOURS A DAY)****Listing ID #: 8094
Listing Agent: Ryan DeGennaro****General Information**

Year Established: Dec., 2012
Year Acquired: Aug., 2013
General Location: Houston - Inside Loop
Employees: FT: 1 PT: 10 Contract: 0 Owners: 1
Operating Hours: 7 days, Mon 5pm - 9pm; Tues -
Thurs 5pm - 10pm; Fri/Sat 5pm-
11pm; Sun 5pm - 10pm

Reason for Sale: Partners want to focus on another
business which is rapidly growing.

Facilities

Type: Free-Standing Building
Size: 2430SF + 1080SF patio
Rent/Mo: \$5,100
Lease Expires: 8/15/2018
Renewal Option: New lease needed

Security Dep: \$3,900
Land Area: N/A
CAM \$675 Taxes \$0 Ins. \$0

Business Summary

This elegant restaurant is one of Houston's hidden gems! Its location in upscale Upper Kirby by major freeways, yet tucked away in a residential neighborhood, is perfect to attract high-earning big spenders. They serve very unique Asian fusion cuisine that attracts big parties yet provides an extremely intimate setting - this restaurant is well known as one of Houston's best date-night locations. It also features a 1,000 square foot front patio. With nearly 700 yelp ratings and an average 4 out of 5 stars review, there is no doubt this is a proven concept that is poised to expand. The current revenue is generated from only an average of 5 hours per night, adding lunch and brunch services could greatly increase profits. Many of the current customers have requested later hours on the bar and the addition of a lounge space because so many of the current clientele are either on dates or having a party. There is a full kitchen setup with grease trap, so almost any kind of new cuisine can be added to the menu without making changes in the back of house. This is truly a once in a lifetime opportunity to own a very successful and well-known restaurant. Act fast before it's gone!

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** Add Brunch & lunch service; add lounge/bar area. Space is available next door to increase footprint if desired.**Financial Summary**

Business Price:	\$325,000	Gross Revenue:	\$704,204 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$134,326 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$115,000
Total Investment:	\$325,000	Inventory at Cost:	\$5,000
Down Payment:	\$325,000	Auto & Truck:	\$0