



**AWARD-WINNING RESTAURANT IN UPPER KIRBY -
ONLY OPEN FOR DINNER (5 HOURS A DAY)**

**Listing ID #: 8094
Listing Agent: Ryan DeGennaro**

General Information

Facilities

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.

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

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