

***GORGEOUS BREAKFAST & LUNCH RESTAURANT IN
FLAGSHIP NW SHOPPING CENTER W/ABSENTEE
OWNER*****Listing ID #: 8099
Listing Agent: Ryan DeGennaro****General Information**

Year Established: 2016
Year Acquired: 2016
General Location: Houston - NW
Employees: FT: 7 PT: 11 Contract: 0 Owners: 0
Operating Hours: 6 days, 7am - 3pm

Reason for Sale: Wants to open another non-
competing business.

Facilities

Type: Shopping Center
Size: 3127SF
Rent/Mo: \$9,251
Lease Expires: 10/1/2021
Renewal Option: (1) 5 year option
Security Dep: \$12,639
Land Area: N/A
CAM \$2,997 Taxes \$1,364 Ins. \$0

Business Summary

This absolutely gorgeous breakfast and lunch restaurant is Northwest Houston. The restaurant is midway through its second year of operation and has been managed profitably on an absentee basis. The modern buildout is fresh and inviting and has been a hit with the customer base as a relatively new concept to the area. Kitchen and dining areas were built from scratch, the equipment still looks new. This business is surrounded by high-end national brand shops, offices and restaurants and has heavy foot traffic as a result of the shoppers in the area. The dining room is positioned in a higher visibility area of the center and has an amazing landscape view for diners to enjoy their meal. Existing management team can stay in place, although the business would thrive with an owner operator. This is your opportunity to purchase a successful business in a white collar area that is thriving at less than it costs to build a new one.

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 catering sales (currently no sales effort being made). Open on Mondays.

Financial Summary

Business Price:	\$342,489	Gross Revenue:	\$922,780 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$114,165 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$85,000
Total Investment:	\$342,489	Inventory at Cost:	\$6,000
Down Payment:	\$342,489	Auto & Truck:	\$0

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