

**RAPIDLY GROWING SPECIALITY DESSERT SHOP
W/FOOD MFG LICENSE IN NORTH AUSTIN AREA**Listing ID #: 8137
Listing Agent: Marcia Bowron**General Information**

Year Established: August, 2014
Year Acquired: August, 2014
General Location: Austin Area
Employees: FT: 0 PT: 10 Contract: 0 Owners: 1
Operating Hours: Nov - March Tues - Thurs 1pm-9pm;
Fri / Sat 12pm-9pm; April - Oct. Mon
- Thurs 12pm-9pm; Sun 12pm-pm

Reason for Sale: Owner moving for family reasons

Facilities

Type: Shopping Center
Size: 512SF
Rent/Mo: \$1,057
Lease Expires: 7/31/2019
Renewal Option:
Security Dep: \$938
CAM \$94 Taxes \$210 Ins. \$34

Business Summary: Great north Austin location (which is experiencing rapid growth) and near the local "swimming hole" for this popular Hawaiian Style Shaved Ice and Frozen Dessert business. They have received top reviews and even Best of City-Bronze in the Dessert category the last 3 years! More than just shaved ice...cold and hot drinks, made-to-order pies, Bluebell and their own homemade ice cream, fruit cups, ice pops and more. They have dessert covered! They offer a very unique style of combining shaved ice, Blue Bell Ice Cream (flavors not found in stores) and their own homemade ice cream and sauces into unbelievably tasting desserts! Owner's continued investment into additional shaved ice machines, larger ice cream cabinets, soft serve ice cream machine and a top of the line Emery Thompson ice cream machine and other commercial appliances makes it very easy to add to their already delicious menu including a broad selection of desserts. Recently granted a food manufacturing license they are now able to create products for other retail locations – a potential boon for a buyer. With a mailing list of over 5000 via text message through their "Square" Loyalty program and over 3000 followers on Facebook they have a great customer base for new buyer to target. Shop can seat 20-24 inside with additional 12 on patio. Catering done with local schools and other civic/business opportunities.

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 None

Growth Potential Use Food Manufacturer License recently granted to make toppings, sauces, fudge, cookies, pies and sell to other retail facilities or online. Improve website. Take Ice Cream/Popsicle vending bicycle recently purchased into Austin festivals. Equipment rentals. Open a location in Austin near UT.

Financial Summary

Business Price:	\$150,000	Gross Revenue:	\$218,119 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$77,853 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$42,050
Total Investment:	\$150,000	Inventory at Cost:	\$1,000
Down Payment:	\$150,000	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.