

**ESTABLISHED PIZZA / ITALIAN RESTAURANT IN  
HOUSTON METRO AREA WITH OUTSIDE PATIO****Listing ID #: 8140**  
**Listing Agent: Chris Treleaven****General Information**

Year Established: 2010  
Year Acquired: 2010  
General Location: Houston Metro Area  
Employees: FT: 16 PT: 10 Contract: 0 Owners: 2  
Operating Hours: 7 days, Monday thru Thursday  
11am – 11pm; Friday 11am – 12am;  
Sat 12pm - 12am; Sun 12pm - 11pm

Reason for Sale: Focus on other businesses

**Facilities**

Type: Free-Standing Building  
Size: 3094SF  
Rent/Mo: \$9,540  
Lease Expires: 10/23/2020  
Renewal Option: (2) 5 Year Options

Security Dep: \$18,048  
Land Area: N/A  
CAM \$3,306 Taxes \$0 Ins. \$0

**Business Summary**

Located in a prime Houston urban residential and entertainment area, this established pizza/Italian restaurant has blossomed with the neighborhood, serving its residents and business people with delicious food for eight years. 4 to 5 Star reviews on Facebook, Google, Yelp, Trip Advisor, Zomato and other review sites. Using fresh ingredients in authentic northern Italian recipes, this franchise serves 39 varieties of thin-crust pizza cooked in a wood-burning oven. In addition to a variety of starters and salads, over 10 pasta dishes and a choice of beef and chicken entrees round out the menu. Homemade Italian desserts finish up the meal! Local craft, Italian and other imported beers are offered, along with wines and a signature cocktail menu. The colorful décor and lighting creates a cool ambiance to meet for lunch or dinner and enjoy good food. The restaurant seats 89 inside and 20 on a covered front patio. While profitable, this business can grow by adding delivery and catering. With locations in the U.S., Europe and South America, this franchise brings authentic northern Italian pizza that customers crave. 6% royalty fees paid to franchisor. \$10K transfer fee paid by buyer.

**Assets Included** All assets of the business except exclusions. See list of equipment in file.

**Assets Excluded** Cash, Accounts Receivable, and Deposits.

**Assets Leased** Glasswasher @ \$75/month; Coffee Machine (free lease from coffee vendor)

**Growth Potential** Add catering and delivery

**Financial Summary**

Business Price: \$195,000  
Real Estate Price: \$0  
Net Liquid Assets: \$0  
**Total Investment: \$195,000**  
Down Payment: \$195,000

Gross Revenue: \$1,249,314 (Pro Forma)  
Discretionary Earnings: \$92,707 (Pro Forma)  
FF&E: \$50,000  
Inventory at Cost: \$0  
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.