



**ESTABLISHED PIZZA / ITALIAN RESTAURANT IN
HOUSTON METRO AREA WITH OUTSIDE PATIO**

Listing ID #: 8140
Listing Agent: Chris Treleven

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	Gross Revenue:	\$1,249,314 (Pro Forma)
Real Estate Price:	\$0	Discretionary Earnings:	\$92,707 (Pro Forma)
Net Liquid Assets:	\$0	FF&E:	\$50,000
Total Investment:	\$195,000	Inventory at Cost:	\$0
Down Payment:	\$195,000	Auto & Truck:	\$0

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