

***UPSCALE ICE CREAM PARLOR IN AFFLUENT
GALLERIA AREA*****Listing ID #: 8172****Listing Agent: Chris Adkins****General Information**

Year Established: July, 2016
Year Acquired: July, 2016
General Location: Houston - Central
Employees: FT: 0 PT: 15 Contract: 0 Owners: 2
Operating Hours: 7 days, Sun - Thurs 12pm - 10pm;
Fri / Sat 12pm - Midnight

Reason for Sale: Pursuing other business
opportunities.

Facilities

Type: Shopping Center
Size: 1600SF
Rent/Mo: \$7,215
Lease Expires: 7/1/2021
Renewal Option: N/A

Security Dep: \$0
Land Area: N/A
CAM \$704 Taxes \$1,229 Ins. \$81

Business Summary

This national ice cream franchise has been operating profitably in Houston's affluent Galleria area since 2016. Their gross sales were in excess of three quarters of a million dollars in 2018. The fully trained staff of 15 personnel deliver hand-crafted ice cream to customers all year long in Houston using only the highest quality ingredients and flash freezing them with liquid nitrogen. The current owners spend less than 15 hours per week in the business and have trained 3 assistant managers to operate the business in their absence. This is your opportunity to step into fast growing national franchise, with a store that already has a proven record of sales. Franchise transfer fee of \$20,000 to be paid by buyer.

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 Add on-line ordering (full menu). Catering. Local marketing.

Financial Summary

Business Price: \$350,000
Real Estate Price: \$0
Net Liquid Assets: \$0
Total Investment: \$350,000
Down Payment: \$350,000

Gross Revenue: \$790,142 (Actual)
Discretionary Earnings: \$160,403 (Actual)
FF&E: \$30,000
Inventory at Cost: \$5,000
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.