



**BEAUTIFUL PUB IN HOUSTON ENERGY CORRIDOR
ESTABLISHED & PROFITABLE W/MANAGEMENT IN
PLACE**

**Listing ID #: 8221
Listing Agent: Ryan DeGennaro**

General Information

Year Established: Jan., 2012
Year Acquired: Jan., 2012
General Location: Houston - West
Employees: FT: 2 PT: 13 Contract: 0 Owners: 0
Operating Hours: 7 days, M - F 1pm - 2am; SAt / Sun
11am - 2am

Reason for Sale: Retirement

Facilities

Type: Strip Center
Size: 4,049SF + 1,000SF Patio
Rent/Mo: \$8,598
Lease Expires: 4/30/2022
Renewal Option: (2) 5 Year Options

Security Dep: \$6,681
Land Area: N/A
CAM \$1,619 Taxes \$0 Ins. \$0

Business Summary: Here's a chance to own a hugely popular tavern in the West Houston energy corridor. This pub is surrounded by tens of thousands of class A and B apartment units as well as some of the biggest office towers outside of the 610 loop, many with international headquarters such as BP, Conoco Phillips, Citgo, McDermott, Sysco, Technip and many others. The interior was built out by professional designers and contractors to give a tavern/pub feel reminiscent of a typical European drinkery with modern technology like a full surround sound system, a cutting-edge POS, etc. All equipment was new upon buildout with no expense spared. There is a roughly 1,000 sq ft dog friendly patio for patrons who prefer to be outside and private interior rooms for businesses that want to host exclusive events. They currently offer a wide selection of bottled beers, 32 taps, spirits and wine and finger foods (there is no real kitchen or grease trap/hood at this location). The bar is well established with a 8 year track record, many of the employees (and customers) have been there since day one. There is an established management team in place that handles all daily activities required to keep the operation moving without the owner's input; the owner comes in to the business 3 times a week for manager meetings and leaves – not much time is required currently. There are many monthly social & sporting events currently in place that bring in regulars who may not otherwise visit a bar, which is all managed by current employees. This location did not flood in Harvey (or ever). This is a rare opportunity to purchase an established bar location with clean books, good management in place and a beautiful build-out.

- 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** Golden Tee Machine, Dishwasher and Cigarette Machine
- Growth Potential** No advertising or promotions currently. On-site owner would bring more business.

Financial Summary

Business Price:	\$350,000	Gross Revenue:	\$729,341 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$142,335 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$155,085
Total Investment:	\$350,000	Inventory at Cost:	\$8,000
Down Payment:	\$350,000	Auto & Truck:	\$0

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