



**PROFITABLE FAST CASUAL PIZZA FRANCHISE IN
HIGHLY TRAFFICKED DOWNTOWN HOUSTON**

**Listing ID #: 8230
Listing Agent: Chris Adkins**

General Information

Year Established: January 8, 2016
Year Acquired: January 8, 2016
General Location: Houston - Central
Employees: FT: 2 PT: 8 Contract: 0 Owners: 1
Operating Hours: 7 days, M - Thur 11am-9pm; Fri
11am-11pm; Sat Noon-11pm; Sun
Noon - 9pm

Reason for Sale: To pursue other investment
opportunities

Facilities

Type: Mixed Use (apartments above)
Size: 3093SF
Rent/Mo: \$4,253
Lease Expires: 12/31/2026
Renewal Option: 5 Years

Security Dep: \$0
Land Area: N/A
CAM \$348 Taxes \$678 Ins. \$92

Business Summary

This fast casual pizza franchise is ideally located on a highly visible and well trafficked corner of downtown Houston, with approximately 500 residents living directly above. The building offers excellent parking in the first floor garage adjacent to the storefront.. The restaurant boasts an impressive bar with 25 taps of craft beer and extensive array of boutique wines. The owners spent nearly half a million dollars on the build out that can be yours for a fraction of the price. No need to spend the time or money on a new Your Pie franchise when you can immediately reap the benefits from an existing location generating a nearly six-figure profit. The total cost to purchase this franchise with a comparable build-out would cost at least \$750,000! In addition, the seller secured a sizable rent reduction (reflected at the start of 2020. Additionally, seller has secured all rights to the franchise within the 610 Loop, those rights are to be transferred to buyer. Royalty / Advertising fee is 6% of sales. Buyer to pay \$10,000 transfer fee to franchisor. The franchisor has over a decade of proven success and this business is an excellent opportunity to join their team. Seller owns multiple businesses and would like to focus on other investments.

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 Coke Freestyle and Dishwasher

Growth Potential 1. Catering (which was starting to takeoff prior to COVID-19). 2.Incremental revenue from newly constructed apartment buildings in close proximity 3. Marketing to high-rise office buildings in the neighborhood managed by CBRE (CBRE is new landlord as of January 2020).

Financial Summary

Business Price:	\$270,000	Gross Revenue:	\$525,174 (Actual)
Real Estate Price:	\$0	Discretionary Earnings:	\$82,592 (Actual)
Net Liquid Assets:	\$0	FF&E:	\$135,000
Total Investment:	\$270,000	Inventory at Cost:	\$10,000
Down Payment:	\$270,000	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.