

**ITALIAN RESTAURANT**

Listing Number:

Web Site: Yes, after non-disclosure is signed.

Business Type: Restaurant/Family Style

Business Description: Pizzas, Full Italian Menu, Catering.

Franchise: No

Entity: LLC

License Required: Food and Beer and Wine License

Hours of Operation: 11-10 Most nights, Open 7 Days a week

Location Surroundings: Beautiful free standing building on busy highway, lot's of parking.

Square Footage: 3,200 sq ft.

Rent/Lease Info: \$5,500 includes NNN

Parking: Plenty

Asking Price: \$169,000 (negotiable/make offer)

Cost to Build New: \$250,000

Financing Available: Yes, to be determined

Year Established: 2002

Year Purchased by Current Owner: 2002

Gross Annual Sales: \$500,000 (IRS reports available)

Owner's Net/SDE (Cash Flow): \$85,000

Number of FT/PT Employees: 6 Full time, 8 Part time

Monthly Payroll: \$6,500 employees only.

Monthly Utilities: \$1,800

Other Monthly Expenses: CP&L attached.

Assets: See attached.

Growth Potential: Yes, ideal for a family operation. Presently a corporate managed operation.

Competition: Nearly no competition around.

Reason for Sale: Corporation is consolidating and selling off some of their company owned stores.