

REFERENCE # 1130-3F

GEORGIA REALTY SPECIALISTS

3100 FIVE FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047

PHONE (770) 982-7550 FAX (770) 982-7445

TYPE OF BUSINESS: Fried Chicken Restaurant

ADDRESS: Marietta, GA

SALES VOLUME: **\$71,201.71 Net Sales per Month**

PRICE: **\$545,000.00 Store Only**

DAY/HOURS OPEN: Mon–Thurs 10:30-10 Fri & Sat 10:30-11 Sun – 10:30 - 10

MONTHLY RENT: **\$5,392.77 Plus C.A.M., Taxes & Insurance**

LEASE TERM: 10 Years Plus a (5) Year Option

BUSINESS EST: 32 Years Same Owner 4 Years

SQUARE FEET: 3000 SQ. FT.

REASON FOR SALE: Burned Out, To Many Stores to Handle

SPECIAL FEATURES: Beautiful Location, Very Busy area!

TRANSFER FEES: **\$6,000.00 - \$7,000.00**

LIKE SHOWING INSTURCTIONS***CONFIDENTIAL*******

OWNER WOULD BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.

GEORGIA REALTY SPECIALISTS AND THEIR AGENTS ARE NOT INVOLVED IN PRODUCING THE ABOVE FIGURES AND DO NOT WARRANT THEIR ACCURACY OR RELIABILITY. THE ABOVE INFORMATION HAS BEEN PROVIDED BY THE SELLER AND IT IS THE BUYER'S RESPONSIBILITY TO VERIFY THE ABOVE FIGURES. SELLER AGREES TO PROVIDE BOOKS AND RECORDS NECESSARY TO PROVE THEIR FIGURES WITH THE OFFER TO PURCHASE.

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:
FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

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BASIC PROFIT & LOSS STATEMENT

TOTAL MONTHLY SALES VOLUME: \$71,201.71

EXPENSES:

RENT:	\$ 5,392.77	
CAM, TAXES & INS:	\$ 700.00	
ELECTRIC & WATER:	\$ 2,800.00	
GAS:	\$ 500.00	
PHONE:	\$ 100.00	
INSURANCE:	\$ 450.00	
PAYROLL:	\$ 13,000.00	(14 Employees 8 Full Time 6 Part Time)
ADVERTISING: 3%	\$ 1,996.29	
FOOD COST:32%	\$ 21,293.76	
SALES TAX: 7%	\$ 4,658.00	NET SALES
ALARM SYSTEM:	\$ 30.00	
TAXES & LICENSES:	\$ 200.00	
ROYALTIES: 4%	\$ 2,661.72	
REPAIRS:	<u>\$ 250.00</u>	
TOTAL EXPENSES:	\$ 54,032.54	

1-MONTH NET OPERATING PROFIT: \$ 17,169.00

ANNUAL NET OPERATING PROFIT: \$ 206,028.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____