

**GEORGIA REALTY SPECIALISTS
3100 FIVE FORKS TRICKUM RD. SUITE # 403 LILBURN GA 30047
PHONE (770) 982-7665 FAX (770) 982-7445**

TYPE OF BUSINESS: PIZZA WITH INSIDE SEATING & DELIVERY

ADDRESS: SNELLVILLE GA

SALES VOLUME: \$35,000.00 GROSS MONTHLY

PRICE: \$225,000.00 owner will finance with a \$125k down !! make offer!!!!

DAYS/HOURS OPEN: 11-10 Monday-Thursday 11-11 Friday –Saturday
12-10 Sunday

MONTHLY RENTAL: \$4,800.00 Includes C.A.M., Taxes, Insurance & Trash

LEASE TERMS: 1½ YEARS REMAIN WITH A 3 YEAR OPTION
CAN OBTAIN A 5(YR) WITH 5(YR) OPTION

BUSINESS EST.: 8 YEARS

SEATING: SEATS 60 PEOPLE

SQUARE FEET: 1850 SQ.FT.

FRANCHISE FEE: 6% MONTHLY ROYALTIES

SHOWING INSTRUCTIONS***CONFIDENTIAL*******
**OWNER WOULD LIKE BROKER TO BE PRESENT, BUT BUYER MAY OBSERVE
THE BUSINESS FROM THE OUTSIDE WITHOUT THE EMPLOYEES KNOWING.**

**FOR ADDITIONAL INFORMATION CONTACT THE AGENT:
CELINE ZEIDAN (770) 982-7665 OR CELL (404) 246-1616**

BASIC PROFIT & LOSS STATEMENT

AVERAGE MONTHLY GROSS SALES: \$35,000.00

EXPENSES:

RENT:	\$ 4,800.00	
ELECTRIC:	\$ 700.00	
GAS:	\$ 400.00	
WATER:	\$ -0-	INCLUDED IN RENT
PHONE:	\$ 175.00	3 LINES
TRASH:	\$ -0-	INCLUDED IN RENT
INSURANCE:	\$ 100.00	
PAYROLL & TAXES:	\$ 4,800.00	
TAXES & LICENSES:	\$ 120.00	
SERVICE & PARTS:	\$ 250.00	
SALES TAX (6%):	\$ 2,112.00	
FOOD COST (27%):	\$ 8,879.76	
ADVERTISING:	\$ 600.00	
BANK CHARGES:CCFEES	\$ 600.00	
FRANCHISE FEE (6%):	<u>\$ 1,973.00</u>	

TOTAL EXPENSES: \$25,509.00

1 MONTH NET OPERATING PROFIT: \$ 9,491.00

ANNUAL NET OPERATING PROFIT: \$113,892.00

GEORGIA REALTY SPECIALISTS 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

SELLER ACCEPTED BY: _____

BUYER ACCEPTED BY: _____

EQUIPMENT LIST

- 1 SMALL COKE COOLER
- 3 PUMP BEER KEGERATOR
- 1 OPEN SIGN
- 1 SALAD PREP TABLE W. /2 DOOL COOLER
- 3 DOOR PIZZA PREP TABLE
- 1 HOOD
- 4 DRAWER BAKERS PRIDE OVEN (2 WARMING DRAWER, 2 BAKING DRAWERS)
- 2 (3) DOOR REFRIGERATOR
- 1 (4) COMPARTMENT SINK
- 1 (2) DOOR REFRIGERATOR
- 2 VEGETABLE SINKS
- 1 HAND SINK
- 1 MEAT SLICER
- 4 STAINLESS STELL TABLES
- 1 FREEZER (NEW)
- 2 CASH REGISTERS
- 2 COMPUTERS (NEW) 2 PRINTERS
- 6 SHELVE STANDS
- 1 ICE MACHINE
- 1 COKE DISPENSING MACHINE
- 2 TV'S
- 13 TABLES
- 2 CLOCK MACHINES (FINGERPRINTS)