

GEORGIA REALTY SPECIALIST
3100 FIVE FORKS TRICKUM RD. SUITE # 403, LILBURN GA 30047
PHONE (770) 982-7550 FAX (770) 982-7445

TYPE OF BUSINESS: PIZZA RESTAURANT WITH DINE IN, TAKE OUT AND DELIVERY.

ADDRESS: DACULA, GA

SALES VOLUME: \$27,000.00 MONTHLY GROSS SALES

PRICE: \$89,000.00 "WILL OWNER FINANCE WITH \$60,000.00 DOWN"
OR CASH PRICE AT \$75,000.00

DAY/HOURS OPEN: 11 – 10 MONDAY THRU THURSDAY FRI AND SAT 11 – 11 SUNDAY 12- 9

MONTHLY RENT: \$3,505.00 INCLUDING C.A.M., TAXES, INSURANCE AND TRASH.
(RENT IS CURRENTLY BEING NEGOTIABLE TO A LOWER RATE)

LEASE TERM: 2 YEARS REMAINING WITH A 5 YEAR OPTION!

BUSINESS EST: 3 YEARS

SQUARE FEET: 1,300 SQ. FT.

FRANCHISE FEE: 6% OF GROSS SALES!

REASON FOR SALE: FRANCHISE SELLING EXISTING STORE! MUST SEE! PREVIOUS
OWNER SEPARATED FRANCHIOR TOOK BACK OVER!

SPECIAL FEATURES: LOCATED IN A VERY BUSY AND UPSCALE SHOPPING CENTER WITH A
BIG ANCHOR!

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

**OWNER WOULD LIKE 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:
CELINE ZEIDAN (770) 982-7665 OR CELL (404) 246-1616**

BASIC PROFIT & LOSS STATEMENT

MONTHLY AVERAGE SALES: \$27,000.00

EXPENSES:

RENT:	\$ 3,505.00
ELECTRIC & GAS:	\$ 1,325.00
WATER:	\$ 500.00
PHONE:	\$ 70.00 3 LINES
INSURANCE:	\$ 324.00
PAYROLL:	\$ 6,000.00 INCLUDED TAXES AND FEES!
SERVICE & PARTS:	\$ 100.00
TAXES & LICENSES:	\$ 120.00
BANK CAHRGES:	\$ 150.00
FOOD COST:	\$ 6,750.00
SALES TAX:	\$ 1,890.00
ALARM SYSTEM:	\$ 30.00
FRANCHISE:	<u>\$ 1,620.00</u>

TOTAL EXPENSES: \$ 22,384.00

1-MONTH NET OPERATING PROFIT: \$ 4,616.00

ANNUAL NET OPERATING PROFIT: \$ 55,392.00

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ACCEPTED BY SELLER: _____

ACCEPTED BY BUYER: _____