

**REFERENCE # 3012-3F**

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: **\$44,350.00 Net Sales Per Month**  
PRICE: **\$425,000.00 STORE ONLY**  
**\$1,180,000.00 STORE AND PROPERTY**  
DAY/HOURS OPEN: Sun – Thurs 10:30 - 10 Fri & Sat 10:30 - 11:00  
MONTHLY RENT: **\$5,800.00 PLUS C.A.M., Taxes and Insurance**  
LEASE TERM: 10 Years with (5) Year Option  
SQUARE FEET: 1800 SQ. FT.  
REASON FOR SALE: Burned Out, To Many Stores To Handle  
SPECIAL FEATURES: Beautiful Store, Very Busy Area  
TRANSFER FEE: **\$6,000.00 - \$7,000.00**

**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:**  
**FELICIA WALTERS (770) 982-7575 OR CELL (404) 246-1615**

**REFERENCE # 3012-3F**

**BASIC PROFIT & LOSS STATEMENT**

**TOTAL MONTHLY SALES VOLUME: \$ 47,464.25**

**EXPENSES:**

<b>RENT:</b>	<b>\$ 5,800.00</b>	
<b>CAM, TAXES &amp; INS:</b>	<b>\$ 700.00</b>	
<b>ELECTRIC:</b>	<b>\$ 1,900.00</b>	
<b>GAS:</b>	<b>\$ 500.00</b>	
<b>WATER:</b>	<b>\$ 300.00</b>	
<b>PHONE:</b>	<b>\$ 100.00</b>	
<b>INSURANCE:</b>	<b>\$ 400.00</b>	
<b>PAYROLL:</b>	<b>\$ 11,000.00 (ABSENTEE OWNER)</b>	<b><u>EMPLOYEE'S</u></b>
<b>SERVICE/PARTS:</b>	<b>\$ 200.00</b>	<b>6 FULL TIME</b>
<b>TAXES &amp; LICENSES:</b>	<b>\$ 200.00</b>	<b>5 PART TIME</b>
<b>TRASH/WASTE:</b>	<b>\$ 180.00</b>	
<b>ADVERTISING: 3%</b>	<b>\$ 1,330.50</b>	
<b>FOOD COST: 30%</b>	<b>\$ 13,305.00</b>	
<b>SALES TAX: 7%</b>	<b>\$ 3,322.00 NET SALES</b>	
<b>ALARM SYSTEM:</b>	<b>\$ 30.00</b>	
<b>ROYALTIES: 4%</b>	<b><u>\$ 1,774.00</u></b>	
<b>TOTAL EXPENSES:</b>	<b>\$ 41,041.50</b>	

**1-MONTH NET OPERATING PROFIT: \$ 6,422.75**

**ANNUAL NET OPERATING PROFIT: \$ 77,073.00**

**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.**

**ACCEPTED BY SELLER: \_\_\_\_\_**

**ACCEPTED BY BUYER: \_\_\_\_\_**