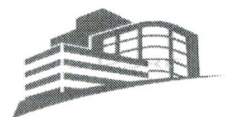




**BUSINESS / PROPERTY  
PROFILE SHEET**



Address: \_\_\_\_\_  
List Price: \_\_\$ Call Us. \_716-668-6868\_\_\_\_\_

**Davis & Prescott**  
*We Mean Real Estate*

**BUSINESS PROFILE:**

**PROPERTY PROFILE:**

(=====) (=====)

**General Information**

**General Information**

Industry Category: __ Restaurant _____	(Description: __ Family Style Italian Restaurant _____)
Hours of Operation: _ 11:00 a.m. — 11:00 p.m. _____	( _____ Sit Down and Take Out _____)
Yrs. In Operation: __ 52 _____	(Age: _____ 52 _____)
Reason for Sale: __ Retirement _____	(Condition: __ Excellent _____)
Avg. Wkly. Sales: __ 21,153 _____	(No. of Units: __ One _____)
Tot. Annual Sales: __ 1,100,000 _____	(Tot. Annual Rents: __ 48,000 _____)
Ann. Gross Profit % __ 64% _____	(Type of Heat: __ FHA _____)
No. of Locations: __ 1 _____	(Phase Electric: __ 2 _____)
Type of Lease: __ NNN _____	(Exterior Const. __ Brick & Frame _____)
Term of Lease: __ 5 yr w/5 yr _____	(Interior Partitions: _____)
Options Remaining: __ 2 _____	( _____)
	(Floors: __ Concrete _____)
	(Overall Sq. Ft. __ 4,800 _____)

**Valuation:**

**Interior Dimensions:**

Value of Equipment: __ 97,500 _____		
Value of Inventory: __ 12,000 _____	( _____ X _____ X _____)	
Goodwill: _____	( _____ X _____ X _____)	
Accounts Receivable: _____	( _____ X _____ X _____)	
Cash Flow: __ 124,393 _____	( _____ X _____ X _____)	
Asking Price: _____ Call Us _____	( _____ X _____ X _____)	

**Additional Information Available**

**Second Floor**

	Yes	No	( _____ X _____ X _____)
Copy of Lease :	Y		( _____ X _____ X _____)
List of Equipment:	Y		( _____ X _____ X _____)
Copy of Tax Returns:	Y		( _____ X _____ X _____)
Payroll Records:	Y		( _____ X _____ X _____)

**Other Information**

Full Scale dine-in take-out restaurant offering delicious food made with the highest quality ingredients, and best value. Menu consists of appetizers, specialty pizzas, subs and burgers, and a salad buffet with dinner Entrees. Facility can accommodate up to 50 guests for sports banquets, wedding rehearsal dinners, retirement parties, communion and much more. Daily traffic count is 24,084 for a low and 33,320 for a high. This Location has excellent ingress and egress. Parking for 75 cars which can easily handle the volume of business.

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The information contained herein is deemed reliable. The Broker assumes no liability for accuracy. It is important for the potential buyer to perform their own due diligence. We make every effort to provide accurate information. It is the responsibility of the buyer to verify the information contained herein prior to purchase. Call us for more information...716-668-6868.