

**SAGE**COMMERCIAL PROPERTIES  
&  
BUSINESS BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

**BUSINESS  
for  
SALE****180 SEAT ITALIAN  
RESTAURANT  
with FULL BAR  
North Naples FL****AFLBB#: 9400900****DESCRIPTION :**

Dinner-only authentic Italian restaurant in high visibility location in upscale north Naples Florida. Fully staffed. 3700SF dining room and bar. Separate private party room (capacity 50). Established 2005. E2 visa candidate. Full liquor license. Temperature/humidity controlled wine cellar (up to 1600 bottles). Recently renovated. Serving dinner only--6 days/week in summer, 7 days in season. 180 seats total--160 inside and 20 outside. Covered outdoor seating plus garden patio with fountain. Italian specialties include chicken, veal, steak, chops, seafood and pasta--all from time-tested classic recipes. Mouth-watering appetizers, crispy fresh salads, and Italian desserts. Carry-out available. Fully equipped, high capacity kitchen--excellent for catering as well. **Health issues forcing sale.** 2 weeks training. Color brochure with detailed demographic analysis by e-mail.

**FINANCIAL:**

	2017 tax return	2016 tax return	2015 tax return	2014 tax return
Revenues	\$642,543	\$758,225	\$939,413	\$1,071,125
Owners Benefit	\$66,542	\$97,013	\$73,132	\$107,668

**GENERAL:**

Inventory:	\$0	
Furniture, Fixtures & Equipment (FFE)	\$200,000	<< included in price
Leasehold Improvements:	\$300,000	<< included in price
Total Assets:	\$500,000	<< included in price

**List Price: \$69,500****Down Payment: \$69,500****CONTACT:****Dick Naedel****(239) 250-3133****Dick@SAGEFLA.com**

**IF YOU WOULD LIKE TO RECEIVE MORE DETAILS OR A PROSPECTUS ON THIS BUSINESS INCLUDING FINANCIAL DATA, PHOTOS, etc. BY RETURN E-MAIL—**

Please fill-in the Confidentiality Agreement (next page) :

- ① Print name(s) of Prospect(s)
- ② Signature(s)
- ③ Date signed
- ④ Telephone number (cell phone if preferred)
- ⑤ Street Address, City, State, Zip
- ⑥ E-mail address (important)

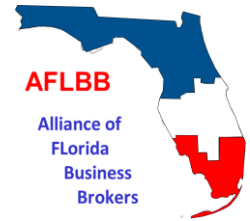
FAX both back to: **1-(866) 848-5898**

(no cover sheet necessary)

TO: Dick Naedel, Business Broker

FAX: 1-(866) 848-5898

dick@sagefla.com



FLORIDA BUSINESS BROKERS ASSOCIATION
STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT
TRANSACTION BROKER

1 (print name) and/or

assigns, herein known as PROSPECT, acknowledges and agrees that PROSPECT approached Dick Naedel of SAGE Commercial Properties & Business Brokerage, Inc., 11983 Tamiami Trail N., Naples, FL 34110, a TRANSACTION BROKER (BROKER), and that BROKER was the first to advise PROSPECT of the availability of and details concerning the following business opportunities and real properties:

Table with 3 columns: LISTING #, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9400900, Food Service, 180 Seat Italian Restaurant with Full Bar in Naples FL

PROSPECT understands and agrees that all dealings concerning said business opportunity will be handled through BROKER and that BROKER HAS ENTERED INTO AN AGREEMENT FOR PAYMENT OF A COMMISSION WITH THE SELLER. PROSPECT further agrees that information received with respect to the above-mentioned opportunity will be kept in strict confidence...

All data on business opportunities are provided for information purposes only. No representation is made by BROKER as to the accuracy of the data provided. BROKER encourages PROSPECT to thoroughly review and independently verify to PROSPECT'S own satisfaction that the data provided are substantially representative of the business activity of the SELLER...

In the event that PROSPECT discloses the availability of said designated business opportunity of SELLER to any third party and this third party purchases the business without the BROKER, then PROSPECT, in addition to the remedies specified herein above, will also be responsible for the payment of BROKER'S compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater.

PROSPECT agrees that he will not within two years from this date deal directly or indirectly with the SELLER without the BROKER'S written consent and should the PROSPECT do so directly or indirectly and a sale, management agreement, lease or other financial arrangement, including leasing the SELLER'S premises from the SELLER or Landlord is consummated, the PROSPECT shall be liable for all and any damages which the BROKER may suffer...

This Contract shall be governed by the laws of the State of Florida and the parties and the Broker specifically agree as a matter of substance and express their intention to submit any controversy or claim arising out of or relating to this contract, or the breach thereof, to resolution by taking any controversy or claim to a Court of Competent Jurisdiction and to file a suit at law and/or in equity.

The SELLER is the intended beneficiary of all covenants of Prospect, which benefit the SELLER, including without limitation, the covenants concerning the use of information disclosed to Prospect, and may bring an appropriate action to enforce such covenants.

Signature and contact information fields for PROSPECT (1) and BROKER (3). Includes fields for TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.