

**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****FREESTANDING  
RESTAURANT  
w/ FULL BAR and RE  
GULF RESORT ISLAND FL****AFLBB#: 9400904****DESCRIPTION :**

Established dinner-only restaurant in free-standing building on upscale resort island in southwest Florida. 150 seats. Full liquor license. Fully staffed. 24th year of operations. Consistent \$Million+/yr. business while only open for 9 1/2 months each year. E2 visa candidate. Offering business plus building plus land. Specialties include chicken, veal, steak, chops, seafood--all from time-tested recipes. Mouth-watering appetizers, crispy fresh salads, and home-made desserts. Two sit-down bars serving excellent wines and classic cocktails. Carry-out available. Fully equipped, high capacity kitchens--excellent for catering as well. Restaurant is a tourist destination. 2 weeks training. Color brochure with detailed demographic analysis by e-mail.

**FINANCIAL:**

	2018 P&L Pro-Forma	2017 tax return	2016 tax return	2015 tax return
Revenues	\$1,109,448	\$1,067,004	\$1,061,732	\$1,031,011
Owner's Benefit:	\$281,905	\$271,121	\$284,948	\$314,771

**GENERAL:**

Inventory:	\$5,000	<< included in price
Furniture, Fixtures & Equipment (FFE)	\$174,727	<< included in price
Leasehold Improvements:	\$578,328	<< included in price
Building (less improvements):	\$1,248,870	<< included in price
Land:	\$601,128	<< included in price
<b>Total Tangible Assets:</b>	<b>\$2,608,053</b>	<b>&lt;&lt; included in price</b>

<b>List Price:</b>	<b>\$3,000,000</b>	<b>&lt;&lt; business + building + property</b>
<b>Down Payment:</b>	<b>\$3,000,000</b>	

**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:

LISTING # BUSINESS TYPE BUSINESS DESCRIPTION

9400904 Food Service Free-standing Restaurant with Full Bar and RE on Gulf Coast Resort Island 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, will not be used to compete with the SELLER and that PROSPECT shall not disclose this information to any person, excluding those parties specifically involved in the transaction itself and the PROSPECT'S sole purpose in seeking information about the business is to purchase a business.

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 and can be relied upon when considering the purchase of said business opportunity of 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, including but not limited to the compensation which would have been payable on the listed selling price or minimum compensation, whichever is greater and PROSPECT further agrees in terms of Section 475.42(1)(j) of the Florida Statutes, the BROKER at BUYER'S expense shall have the right to place any appropriate lien and encumbrance on the business and real estate or both, necessary to collect any compensation and this shall be the necessary authorization and consent as is required by the Statute.

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 parties agree that jurisdiction and venue with venue for the entry of judgment upon said judgment shall be in Collier County, Florida.

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. The Prospect acknowledges receiving a copy of this document. An electronic transmission of this document and any signatures shall be considered for all purposes as originals.

2 PROSPECT (1) [Signature] DATE 3

PROSPECT (1) [Signature ] DATE

4 TELEPHONE NUMBER

TELEPHONE NUMBER

5 STREET

STREET

CITY STATE ZIP

CITY STATE ZIP

6 E-MAIL

E-MAIL



COMMERCIAL PROPERTIES  
BUSINESS BROKERAGE

**FINANCIAL PROFILE  
STRICTLY CONFIDENTIAL**

Name(s):

Street Address:

City :

State:

Zip Code :

**Assets**

Cash on Hand and in Bank	
U.S. Government Securities	
Account, Loans and Notes Receivable	
Cash Surrender Value of Life Insurance	
Value of Business owned	
Other Stocks and Bonds	
Real Estate	
Automobile – Number	
Household furnishings & other personal effects	
Other Assets (Itemized)	

**Total Assets**

**Liabilities and Net Worth**

Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	

**Total Liabilities**

**Net Worth**

**Source of Income**

Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	

**Total Income**

You have permission to contact my Banker for verification:

Bank \_\_\_\_\_ Contact \_\_\_\_\_  
PH \_\_\_\_\_

The undersigned certifies that this information was provided by him/her and is true and correct.

Signature(s) \_\_\_\_\_ PH \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_