

SAGECOMMERCIAL FINANCING
REAL ESTATE BROKERAGE

11983 Tamiami Trail N. • Naples, Florida 34110

Phone (239) 250-3133

FAX 1-(866) 848-5898

www.SAGEFLA.com

SBA-Lender Pre-Qualified**BUSINESS
for
SALE****\$2M+ GOURMET
ITALIAN
RESTAURANT
w Full Bar SWFL****AFLBB#: 9400990****DESCRIPTION :**

Fine dining Italian restaurant in SW FL. Specializes in gourmet Italian dishes. Has loyal, upscale local clientele from surrounding and remote gated communities. In business since 2011. 47,000 cars/day traffic count. Pre-Qualified for financing by SBA-backed Lender. Beautifully appointed, spacious dining room and friendly atmosphere keeps guests coming back. Kitchen is efficiently laid out and well-equipped. Seats 150 inside, another 25 outside. Full Liquor, Beer and Wine License. Wine "cellar" with over 1,000 fine wines. Excellent lease. Top of the line equipment and fixtures. Well-documented operating history--ideal for E-2 visa. Training included. Color brochure with financial data, photos, & demographics.

FINANCIAL:

	2022 Tax Return	2021 Tax Return	2020 Tax Return	2019 Tax Return
Revenues	\$1,926,267	\$1,711,311	\$1,008,486	\$1,347,568
Owner's Benefit:	\$630,995	\$348,351	\$115,481	\$254,860

GENERAL:

Inventory	\$20,000	<< included
Furniture & Equipment	\$355,230	<< included
Leasehold Improvements	\$213,790	
Total Assets	\$589,020	
Total Transferable Assets:	\$375,230	<< included

List Price:	\$1,700,000	
Buyer Down Payment:	\$172,700	<< 10%
Total Project Amount (closing costs, fees, etc.):	\$1,727,000	
Interest Rate (based on current prime):	WSJ prime + 1%	
Monthly Payment:	\$20,112	<< 10 years, fully amortized
Additional Working Capital Included:	TBD	

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



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:

<u>LISTING #</u>	<u>BUSINESS TYPE</u>	<u>BUSINESS DESCRIPTION</u>
9400990	Food Service	\$2M Gourmet Italian Restaurant w Full Bar—SW 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. In the event that PROSPECT violates this confidentiality covenant or any other covenant herein with respect to SELLER, then BROKER, Listing BROKER and SELLER shall be entitled to all remedies provided by law, including but not limited to injunctive relief and damages. The same remedies shall be afforded and available to the BROKER in the event that the PROSPECT and/or the SELLER circumvent the BROKER. BROKER shall be deemed to include all and any other BROKERS with whom BROKER is co-operating.

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. PROSPECT acknowledges that PROSPECT has been advised to seek the independent counsel of an attorney and/or an accountant to verify the information supplied to BROKER by SELLER and to examine any and all applicable documentation relevant to the transaction.

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. BUYER further grants BROKER a security interest under the FLORIDA UNIFORM COMMERCIAL CODE in and to all furniture, fixtures, inventory, accounts receivable and general tangibles of the BUSINESS as security for such commissions due in the future arising out of any options which a BUYER may subsequently exercise and authorizes BROKER to file this Agreement as a financing statement to perfect such security interest. For the purpose hereof the prospect shall include any corporation, which the BUYER may use to purchase the said business.

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 court is directed to award the expenses of the lawsuit, all reasonable attorney's fees and costs, to the prevailing party in the lawsuit. No action shall be entertained if filed more than two years subsequent to the date the cause (s) of action actually occurred regardless of whether damages were otherwise as of said time calculable. The Broker shall be entitled to all information and copies of all documents relating to the lawsuit from the parties. In any event the Broker shall be entitled to a copy of all filings, pleadings and rulings within 5 days after such papers are issued.

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.

<p>2 _____</p> <p>PROSPECT (1) [Signature] _____</p> <p>4 _____</p> <p>TELEPHONE NUMBER _____</p> <p>5 _____</p> <p>STREET _____</p> <p>_____</p> <p>CITY STATE ZIP _____</p> <p>6 _____</p> <p>E-MAIL _____</p>	<p>3 _____</p> <p>PROSPECT (1) [Signature] _____</p> <p>_____</p> <p>TELEPHONE NUMBER _____</p> <p>_____</p> <p>STREET _____</p> <p>_____</p> <p>CITY STATE ZIP _____</p> <p>_____</p> <p>E-MAIL _____</p>
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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 _____