

SAGE

COMMERCIAL 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/yr. BAR & GRILL +
ENTERTAINMENT
w/ 4COP Liquor License
in SW FL****Listing #: 9401000****DESCRIPTION :**

American bar and grill with great food, drinks, and live entertainment. Island-style flair appeals to tourists and locals alike. Located in major southwest Florida shopping center at an I-75 exit. Averaging \$2 million+ per year for the last two years. E-2 visa candidate. Pre-Qualified for SBA Lender-backed loan. 10% down payment. Price includes 4-COP full liquor license. Popular neighborhood bar with live music, a variety of draft & bottled beers, wines, tropical cocktails, and chef-designed light fare at reasonable prices. Special daily and weekly promotions that appeal to young and old regulars. Heavy social media advertising presence. High visibility, easy access shopping center directly off the interstate. Center is anchored by several national big-box tenants. 80,000 cars per day traffic flow at this mile marker. Free training. Color brochure with detailed demographic analysis by email.

FINANCIAL:

	2023 P&L annualized	2022 tax return	2021 tax return	2020 tax return
Revenues	\$2,573,907	\$2,384,043	\$1,217,728	\$868,659
Owner's Benefit:	\$905,611	\$656,944	\$32,411	\$96,748

GENERAL:

Inventory:	\$2,500	<< included in price
Furniture, Fixtures & Equipment (FFE)	\$70,000	<< included in price
Total Assets Transferred to Buyer:	\$72,500	<< included in price
Capital and Leasehold Improvements:	\$33,000	
Total Assets Usable by Buyer:	\$105,500	

List Price:	\$1,000,000	
Buyer Down Payment:	\$106,800	<< 10% of total project costs
Tot Proj. Amount Financed (closing costs, fees, etc.):	\$1,068,000	
Interest Rate (based on current prime):	WSJ prime + 1%	
Monthly Payment:	\$12,438	<< 10 years, fully amortized
Additional Working Capital:	\$50,000	<< included

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:

Table with 3 columns: LISTING, BUSINESS TYPE, BUSINESS DESCRIPTION. Row 1: 9401000, Food Service, \$2M per year Bar with Entertainment + 4 COP in SWFL

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 (2). Includes fields for Signature, DATE, TELEPHONE NUMBER, STREET, CITY, STATE, ZIP, and E-MAIL.



**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 _____