

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 Napies Florida. Fully staffed. 3700SF dining room and bar. Separate private party room (capacity 50). Established 2005. 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

SAGE COMMERCIAL PROPERTIES
BUSINESS BROKERAGE

AFLBB
Alliance of
FLorida
Business
Brokers

dick@sagefla.com

FLORIDA BUSINESS BROKERS ASSOCIATION STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT

TRANSACTION BROKER

<u> (print</u>	name)								and/or
assigns, herein l	known as PR	OSPECT, acknowled	ges and agrees that PROS	PECT approached I	Dick Naedel of	SAGE Commer	cial Properties &	Business Brol	kerage
Inc., 11983 Tan	niami Trail N	Naples, FL 34110	a TRANSACTION BRO	KER (BROKER).	and that BROKER	was the first to	advise PROSPEO	CT of the avail	lability

of and details concerning the following business opportunities and real properties:

LISTING # BUSINESS TYPE BUSINESS DESCRIPTION

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, 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 <u>Collier</u> 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.

2	3					
PROSPECT (1) [Signature]	DA	TE	PROSPECT (1)	[Signature]		DATE
4				-		
TELEPHONE NUMBER			TELEPHONE NU	JMBER		
5						
STREET			STREET			
CITY STA	TE 2	ZIP	CITY		STATE	ZIP
6						
E-MAIL			E-MAIL			

<u>Broker</u>: SAGE Commercial Properties & Business Brokerage, Inc. ● 11983 Tamiami Trail N. ● Naples, FL 34110 <u>Phone</u>: (239) 250-3133 <u>FAX</u>: 1-(866) 848-5898 <u>Agent Sending</u>: Dick Naedel <u>dick@sagefla.com</u>