

11983 Tamiami Trail N. ● Naples, Florida 34110
Phone (239) 250-3133
FAX 1-(866) 848-5898
www.SAGEFLA.com

BUSINESS for SALE

## UNIQUE RESTAURANT with GIFT SHOP Downtown Naples

#: 9401020



**DESCRIPTION:** 

Unique and charming restaurant and gift shop, in the heart of downtown Naples, FL. Serving a wide variety of American and European specialties, sandwiches, salads and fresh baked goods. A wide range of beverages including beer and wine. 3 Sources of Revenue-- Restaurant, Retail Gifts, On-line Ordering and Shipping. Long tenured, experienced working team in restaurant and gift shop. Loyal multi-year, multi-generational customer base. Non-stop flow of foot traffic in front of restaurant and gift shop. Dedicated off-street parking, non-valet. 45,000 cars/day traffic count. Well-documented long-term operating history. Ideal for E-2 visa. Training included. Color brochure with financial data, photos, & demographics.

**FINANCIAL:** 

	2023 Tax Return	2022 Tax Return	2021 Tax Return	2020 Tax Return
Revenues	\$1,025,887	\$894,221	\$745,078	\$372,155
Owner's Benefit:	\$149,841	\$134,787	\$133,373	\$23,926
				Closed for 6

**GENERAL:** 

Inventory	\$5,000	<< included
Furniture & Equipment	\$50,000	<< included
Leasehold Improvements	\$45,000	
Total Assets	\$100,000	
Total Transferable Assets:	\$55,000	<< included in price

List Price: \$495,000

Buyer Down Payment: \$495,000

**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

dick@sagefla.com

## STANDARD CONFIDENTIALITY / DISCLOSURE STATEMENT

TRANSACTION BROKER

<u> </u>	(print	name)														_and/or
assi	gns, herein k	known as PRO	OSPECT,	acknowled	ges and agre	es that P	ROSPECT	approache	d Dick Nae	del of S	AGE Cor	nmercial P	roperties	& Busi	ness Bro	okerage,
Inc.	, 11983 Tam	niami Trail N.	Naples,	FL 34110	, a TRANSA	ACTION	BROKER	(BROKER	), and that Bl	ROKER	was the fi	rst to advis	e PROSP	ECT of	f the ava	ailability

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

LISTING BUSINESS TYPE BUSINESS DESCRIPTION

9401020 Food Service, Retail Unique Restaurant with Gift Shop—Downtown 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 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	<b>3</b> )			
PROSPECT (1) [Signature]	DATE	PROSPECT (1) [ Signature ]		DATE
4				
TELEPHONE NUMBER		TELEPHONE NUMBER		
5				
STREET		STREET		
CITY STAT	TE ZIP	CITY	STATE	ZIP
6				
E-MAIL	<del></del>	E-MAIL		

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

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## FINANCIAL PROFILE STRICTLY CONFIDENTIAL

Date \_\_\_\_\_

	STRICTLY CONFIDENTIAL
Name(s):	
Street Address:	
City: State: Zip C	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
<b>Liabilities and Net Worth</b>	
Notes Payable	
Liens on Real Estate	
Other Liabilities (itemize)	
Total Liab	ilities
	Vorth
Source of Income	
Salary after tax	
Dividends and Interest	
Bonus and Commissions	
Real Estate Income	
Other Income	
Total Incom	e
	-
You have permission to contact my Banker for ver	ification:
•	
Bank Contact	
PH	
The undersigned certifies that this information was	s provided by him/her and is true and correct.
Signature(s)	PH