



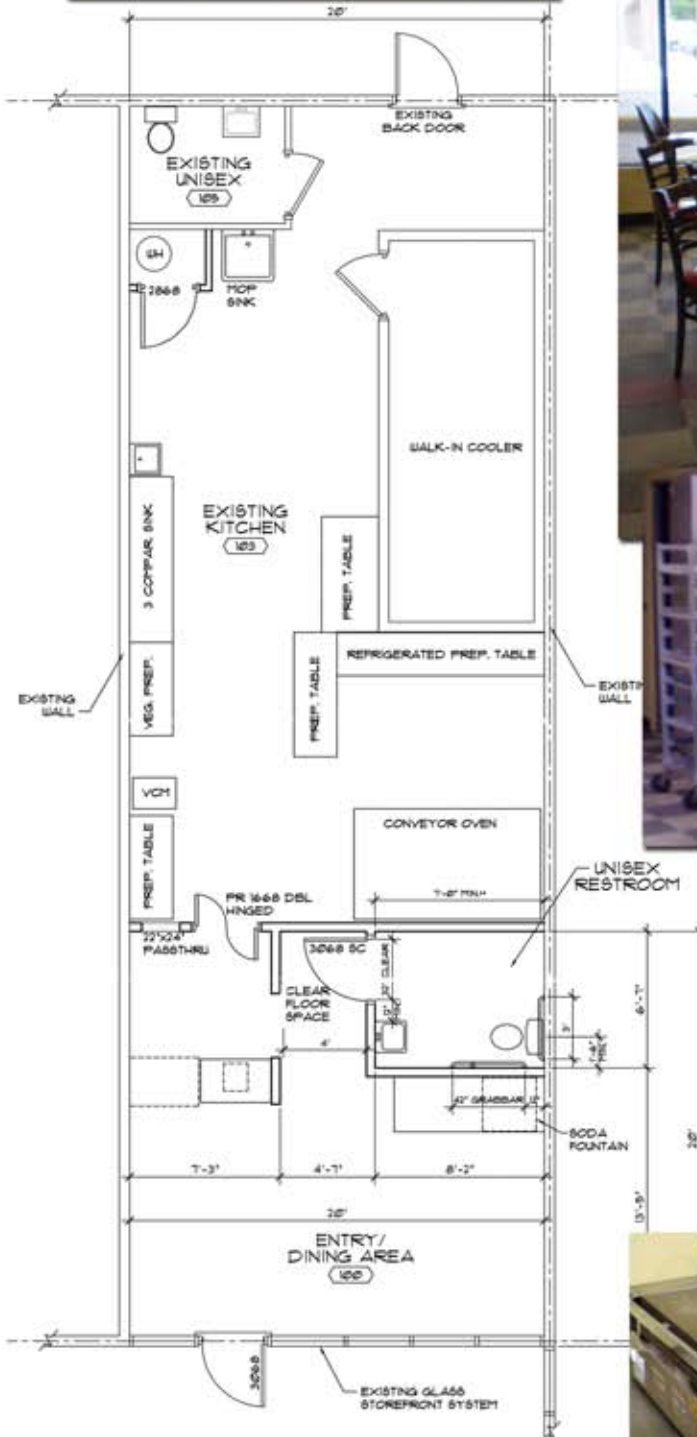
Neighborhood Pizzeria

For Sale *Reduced to* \$45,000

Ideal for Delivery and Take-Out Business

Located on Southeast corner of Dublin & Union Blvd. in growing Northeast area. This facility is a fully equipped and operational Pizzeria. City-approved architectural plans to accommodate seating for 14+ and public rest room.

Complete equipment list and sale terms are available upon request.





BECKETT
DEVELOPMENT, LLP

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Neighborhood Pizza Restaurant *by the Numbers*

2851 Dublin Avenue, Colorado Springs, CO

(Proven Pizzeria Location for over 20 years)

ProForma - Owner Operated

Offered by Beckett Development

| Income: | | |
|---|---------------------|---------------------|
| Average Orders per Day | 30 | 40 |
| Average Order Amount | \$17.65 | \$17.65 |
| Total Daily Income | \$529.50 | \$706.00 |
| Monthly Income (@ 30 days/month) | \$15,885.00 | \$21,180.00 |
| Total Yearly Income | \$190,620.00 | \$254,160.00 |
| Monthly Expenses: | | |
| Lease Rent & CAM | \$1,697.24 | \$1,697.24 |
| Labor (2 hrs @ lunch; 2 people for 3 hrs at dinner = 8 hr/day @ \$7.02) | \$1,700.00 | \$2,106.00 |
| Payroll Taxes and WC at 13.1% (FICA 7.65%, Unempl. 3%, W/C 2.45%) | \$222.70 | \$275.89 |
| Food Cost at 26% | \$3,900.00 | \$5,194.80 |
| CC Processing (1.9% of Sales) | \$285.00 | \$379.62 |
| Utilities | \$865.00 | \$865.00 |
| Paper Products (3%) | \$450.00 | \$599.40 |
| Advertising & Coupons | \$500.00 | \$500.00 |
| Maintenance & Contingency | \$200.00 | \$200.00 |
| Replacement & Upgrades | \$150.00 | \$150.00 |
| Insurance (Fire & Liability on Bldg, Equip & non-owned Auto) | \$250.00 | \$250.00 |
| Licenses | \$25.00 | \$25.00 |
| Phones (3 lines & Internet) | \$210.00 | \$210.00 |
| Office Supplies | \$50.00 | \$50.00 |
| Cleaning Supplies | \$66.00 | \$66.00 |
| Security | \$40.00 | \$40.00 |
| Total Monthly Expenses | \$10,610.94 | \$12,608.95 |
| Monthly Net Profit/(loss) | \$5,274.06 | \$8,571.05 |

| Equipment List - Item Discription | Manufacture | Model # | Serial # | Purchase Price |
|--|-------------|------------|--------------|--------------------|
| Two Burner Electric Hot Plate | APW | | | \$295.00 |
| Double Pizza Ovens | Blodgett | MT70PH | 120492BD015T | \$8,500.00 |
| Panini Grill - Double | Cecilware | | | \$700.00 |
| Security System - Bldg | | DS7090 | | \$300.00 |
| Grease Trap in Floor - New | | | | \$3,000.00 |
| Cooking Hood/Exhaust/Air Makeup | Greenbeck | GHAW9-08-5 | 92J0806 | \$12,679.00 |
| Mixer/Chopper | Stephan | | | \$4,079.00 |
| Walk-in Refrig & Compressor | Masterbuilt | D31140007 | | \$10,679.00 |
| Metro Shelf Stand | Metro | | | \$300.00 |
| Refrigerated Pizza Make Table | Randell | 411-120C | | \$2,900.00 |
| Safe | Safeset | SDS-01E | | \$490.00 |
| Sign | | | | \$1,460.00 |
| Refrigerated Display Case (Deli) | TRUE | | | \$1,235.00 |
| Prep Sink Single w/ Drip Shelve ss | Universal | 1119-501 | | \$300.00 |
| 3-Compartment Sink ss | Universal | | | \$400.00 |
| Work Table w/ Back Splash ss | | | | \$295.00 |
| HP Computer, Monitor & Pizza Software | HP | | | \$2,000.00 |
| RCA Phone System, Tables, Chairs, Counter, shelving, Coke Cooler, Credit Card Machine, FAX, misc | | | | \$3,860.00 |
| Approved plans for remodel of restaurant, which includes new restroom, counter, and dining area. | | | | \$3,500.00 |
| Total | | | | \$56,972.00 |

Benefit of Pizza Business with all utilities hooked up and a proven pizza location for over **ASKING PRICE** ~~\$65,000.00~~

Price Reduced to **\$45,000.00**