

Location: Palm Beach County, Florida.

Description: This business is a must see if you're looking for a pizza business! Established over 14 years and located in Northern Palm Beach County, this is a very busy, very well known pizza shop, with an excellent reputation for high quality food and service. Beautiful decor, with easy access for customers who want to pick-up pizza. Strong repeat customer base, including some nationally known celebrities. The business also has a number of commercial accounts that it services on a weekly basis. Located on a high traffic main highway, in a large, very busy shopping center. There is seating for 10 inside and 6 outside. There are 4 employees.

Business Established: Approximately 14 years.

How Long By Present Owners: March 26, 2008.

Hours: Mon.-Thu.: 11:30 a.m. to 9 p.m.; Fri.: 11:30 a.m. to 10 p.m.; Sat.: Noon to 10 p.m.; Sun.: 3 p.m. to 9 p.m.

Approximate Square Footage: 1,200.

Rent: \$3,388.85/month.

Lease Expiration: 12/31/2012. A new lease, with different terms, can be negotiated with the landlord.

Sales: \$330,000.

Yearly ODC*: \$73,929.

*Owner's Discretionary Cash: Net income plus owner's salary, discretionary expenses, depreciation, interest and taxes.

Value of Inventory at Cost: \$2,500.

Value of Equipment and Other Assets: \$61,000.

Reason For Sale: The owner is selling due to a health problem that requires surgery.

Price: \$109,000 (excluding inventory). The price also excludes cash, deposits, accounts receivable, accounts payable, etc.

Financing: The seller will consider financing the sale to a qualified buyer.

The information presented herein is not warranted and is subject to correction of errors, omissions, change of price, prior sale, or withdrawal without notice. All estimates and projections are for discussion purposes only and Business Associates nor the Seller guarantee that such results will be obtained by the Buyer. The Buyer is urged to seek competent legal and accounting advice prior to the purchase of this business.

**CONTACT: Peter Kaupe, Broker. Business Associates. Licensed Real Estate Broker.
840 U.S. Highway One, Suite 435, North Palm Beach, Florida 33408.
Email: PKaupe@aol.com. Phone: 561-775-0803. Fax: 561-537-7017.**