



PRICE REDUCED FOR QUICK SALE

# NATIONAL FRANCHISE RESTAURANT FOR SALE

MIDDLESEX COUNTY, NEW JERSEY

# MIDDLESEX COUNTY

## PROPERTY DETAILS:

LEASE	Triple Net
TERM	5 Years
RENEWAL OPTION	Five - Five (5) Year
BUILDING	5,245 Square Feet
SEATING	225
PARKING	120

## FINANCIAL ASPECTS:

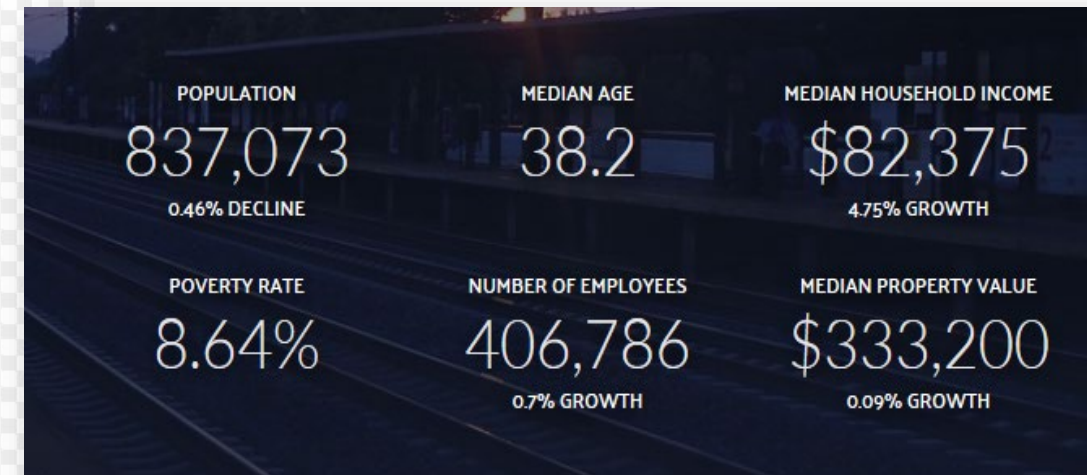
ANNUAL RENT	\$130,546
ANNUAL REVENUE	\$1,100,000+
ASKING PRICE	<del>\$1,000,000</del> <b>\$450,000</b>



Own your own business; casual dining concept; strategic Middlesex County highway location; BIG breakfast/lunch trade; systemized operation; 225 seats; grossing \$1.1M+; available with or without franchise flag; owner retiring – priced to sell!

# LOCATION

- CENTRALLY LOCATED IN JERSEY
- LOCATED ON AND NEAR MAJOR HIGHWAYS
- GATEWAY TO NJ FROM NY FIVE BOROUGHES
- MAJOR GROWTH AREA
- LARGE COMMERCIAL BASE- RETAIL AND OFFICE



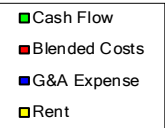
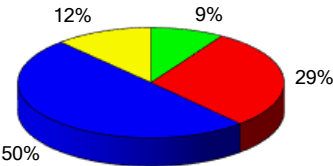
# OPERATING PROFORMA

	PESSIMISTIC		REALISTIC		OPTIMISTIC	
<b><u>ANNUAL SALES</u></b>						
FOOD SALES	1,100,000	100.00%	1,300,000	100.00%	1,500,000	100.00%
<b>TOTAL SALES</b>	<b>1,100,000</b>	<b>100.00%</b>	<b>1,300,000</b>	<b>100.00%</b>	<b>1,500,000</b>	<b>100.00%</b>
<b><u>COST OF GOODS</u></b>						
FOOD COST	323,840	29.44%	382,720	29.44%	441,600	29.44%
<b>TOTAL COST</b>	<b>323,840</b>	<b>29.44%</b>	<b>382,720</b>	<b>29.44%</b>	<b>441,600</b>	<b>29.44%</b>
<b>GROSS PROFIT</b>	<b>776,160</b>	<b>70.56%</b>	<b>917,280</b>	<b>70.56%</b>	<b>1,058,400</b>	<b>70.56%</b>
<b>TOTAL EXPENSES</b>	<b>547,561</b>	<b>49.78%</b>	<b>618,001</b>	<b>47.54%</b>	<b>688,441</b>	<b>45.90%</b>
<b><u>OCCUPANCY COST</u></b>						
RENT	130,456	11.86%	130,456	10.04%	130,456	8.70%
PERCENTAGE RENT	0	0.00%	0	0.00%	0	0.00%
<b>TOTAL OCCUPANCY COST</b>	<b>130,456</b>	<b>11.86%</b>	<b>130,456</b>	<b>10.04%</b>	<b>130,456</b>	<b>8.70%</b>
<b>CASH FLOW</b>	<b>98,143</b>	<b>8.92%</b>	<b>168,823</b>	<b>12.99%</b>	<b>239,503</b>	<b>15.97%</b>

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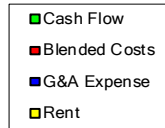
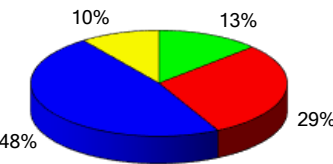
BASED ON GROSS ANNUAL SALES: **\$1,100,000**

PESSIMISTIC VIEW



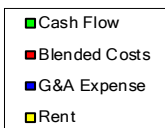
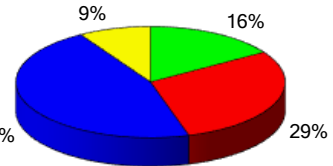
BASED ON GROSS ANNUAL SALES: **\$1,300,000**

REALISTIC VIEW



BASED ON GROSS ANNUAL SALES: **\$1,500,000**

OPTIMISTIC VIEW



# CONTACT

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**A PROFESSIONAL REAL ESTATE ORGANIZATION**