

SF9976 - Restaurants

Northern California - San Francisco

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OWNER SAYS "SELL"; wants to retire!  
2016 Sales Down; Effort Just Not There,  
But Check Out Prior Years-Shows Profit  
Potential Open Just 25 Hours/Week!!! Just  
Blocks from Fisherman's Wharf, this  
venerable North-Beach Restaurant offers a  
turn-key, full-service, fine-dining  
opportunity to aspiring Buyer. 30+ year  
Italian themed restaurant history at  
location, great build-out; yet, easy to bring  
in new concept if desired. In the heart of  
Tourist-oriented, neighborhood, easy public  
access, with several hotels w/in walking  
distance ripe for marketing effort! Current  
operation only open 25 hours/week; ready  
for fresh ownership and enthusiasm. MAKE  
AN OFFER!!!

### 44-Seat San Francisco Restaurant in North Beach!



### Recast Earnings

(Not Verified By Business Team)

	10 Months Ended	12 Months Ended	12 Months Ended	12 Months Ended
	10/12/2016	12/31/2015	12/31/2014	12/31/2013
<b>Sales</b>	\$271,770	\$435,780	\$598,338	\$649,133
<b>Adjusted Cash Flow</b>	\$0	\$101,578	\$83,038	\$94,415

### Operations

<i>Number of Employees</i>	<i>Full Time</i>	<i>Part Time</i>	<i>Licenses Required</i>
<i>Non-Owners</i>	2	2	Seller's Permit, Health, ABC, Business
<i>Owners</i>	0	2	
<i>Hours of Operation</i>	Tuesday-Saturday: 5-10 PM		

### Price/Terms

### Lease

Asking Price	\$159,000	Monthly Rent Including NNN	\$3,400
Down Payment	\$109,000	Expires	02/2019
Inventory (included)	\$5,660	Option	No
		Size (sq.ft.)	1500
Real Property Available	No	New Lease Available	Yes

### Miscellaneous

Type of Organization	LLC	Training	4 Weeks30 Hours
Reason for Sale	Pursue Other		
	Endeavors; Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.