

10779 - Cafes &amp; Delis

Northern California - South Bay

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Take over this growing Sunnyvale Vitality Bowls Superfood Café focused on delivering top quality Açai, Pitaya and Graviola Bowls®, Smoothies, Juices, Salads, Wraps, Salads and Grain Bowls. Vitality Bowls® are enjoyed for breakfast, lunch, dinner, snack, or dessert. Revenue up 33% from 2021, now priced at ~1.5x SDE. Bring your management/marketing to this five year old location with well trained staff. \$450K invested to build out this location in Sunnyvale near train terminal. Plenty of local exposure could use new marketing to go with the new Vitality Bowls food menu. Priced at a fraction of new franchise startup costs waiting for your skills to drive its future.

**Acai Bowl Café Franchise - 2022 Rev up 33%****Recast Earnings***(Not Verified By Business Team)*

|                           | Annualized from Q3<br>9/30/2022 | 12 Months Ended<br>12/31/2021 | 12 Months Ended<br>12/31/2020 | 12 Months Ended<br>12/31/2019 |
|---------------------------|---------------------------------|-------------------------------|-------------------------------|-------------------------------|
| <b>Sales</b>              | \$443,375                       | \$324,715                     | \$292,174                     | \$396,233                     |
| <b>Adjusted Cash Flow</b> | \$75,774                        | \$21,512                      | \$37,783                      | \$44,456                      |

**Operations**

| Number of Employees | Full Time        | Part Time | Licenses Required           |
|---------------------|------------------|-----------|-----------------------------|
| Non-Owners          | 0                | 12        | Business, Food and Beverage |
| Owners              | 0                | 1         |                             |
| Hours of Operation  | 8AM to 8PM Daily |           |                             |

**Price/Terms****Lease**

|                         |          |                            |             |
|-------------------------|----------|----------------------------|-------------|
| Asking Price            | \$99,500 | Monthly Rent Including NNN | \$4,964     |
| Down Payment            | \$99,500 | Expires                    | Dec 2023    |
| Inventory (included)    | \$0      | Option                     | For 5 years |
| Real Property Available | No       | Size (sq.ft.)              | 865         |
|                         |          | New Lease Available        | Yes         |

**Miscellaneous**

|                      |            |          |                  |
|----------------------|------------|----------|------------------|
| Type of Organization | S Corp     | Training | 2 weeks 10 hours |
| Reason for Sale      | 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.