

## Business Overview FOR SALE

**Ref No:** 9110

**Printed:** 15-08-08

### Confidential Business Profile

**Address:** BUDERIM

**Business Activity:** PIZZA HUT FRANCHISE

**Business Age:** 7 years **Period Owned By Present Owner:** 3 years

**Reason For Selling:** OVER COMMITTED RUNNING HIS BUSY PROFESSIONAL PRACTICE

FINANCIAL DETAILS*		OPERATIONAL DETAILS*	
<b>Approx total price inc stock:</b>	\$ 125,000	<b>Opening Hours:</b>	11am-10pm Sun-Tue, 11am-11pm Wed-Thu 11am-Midnight Fri-Sat
<b>Yearly Turnover:</b>	\$ 443,234	<b>Owner Working Hours:</b>	49
<b>Gross Profit:</b>	\$ 295,530	<b>Partner Working Hours:</b>	26
<b>Adjusted Net:*</b>	\$ 53,938	<b>Trading Days Per Week:</b>	7
<b>Approximate Stock Value:</b>	\$ 5,000	<b>Staffing: Casual:</b>	6
<b>Fixt/Fittings &amp; Plant/Equip:</b>	\$ 90,000	<b>Weekly Wage Bill:</b>	\$ 1426
		<b>Permanent:</b>	0

**Main Specialty:** PIZZAS AND DRINKS

**Business is Better Because:** BETTER VALUE PIZZAS AND LONG ESTABLISHED FRANCHISE

**Main Location Advantages are:** IN FAST GROWING PART OF THE SUNSHINE COAST

OCCUPANCY DETAILS	LEASE DETAILS
<b>Shop/Shed Area:</b> APPROX 108 <b>sqm</b>	4 <b>months remaining on the present term.</b>
<b>Construction:</b> TILT SLAB/IRON ROOF	<b>Future Options are:</b> 5 + 5 YEARS
<b>Age:</b> APPROX 30 <b>years</b>	<b>Stamped and Registered:</b>
<b>General Condition:</b> GOOD	<b>Monthly Rental:</b> \$ 4,000 WITH NO OUTGOINGS
<b>Upstairs Office Space:</b> 90sqm (Hardly Used)	<b>Special Conditions:</b> INCLUDES 1 ALLOCATED PARKING

#### General Notes:

OWNER HAS RUN IT ENTIRELY UNDER MANAGEMENT, BUT WITHOUT SUCCESS  
ADJUSTED NET PROFIT ABOVE ASSUMES AN OWNER AND PARTNER WORKING IN THE BUSINESS  
PLENTY OF OPPORTUNITY TO IMPROVE THE BUSINESS

#### The Major Selling Points Of This Business Are:

MAJOR FRANCHISE IMAGE	GREAT LOCATION
EASY TO GROW	BEST VALUE PIZZAS IN TOWN
TYPICAL MAJOR FRANCHISE FITOUT	HIGHLY SYSTEMISED AND EASY TO MANAGE
HIGH MARGIN CASH BUSINESS	FAST GROWING POPULATION IN AREA
CALL CENTRE ORDER RESPONSE	ENJOY THE SUNSHINE COAST LIFESTYLE

\*1. The above Adjusted Net assumes a partnership buying the business, and makes allowances for any personal expenses which are peculiar to the Vendor. A Purchaser investigating the business should take these points into consideration and according to personal circumstances make necessary adjustments in their evaluation of the business.

\*2. In the event that the financial information held on the file is for a period less than a full twelve months the Financial Details shown above are annualized using a simple time basis. i.e. 9 months figures would be multiplied by 12/9 to obtain an annualized result.

\*3. The Operational Details shown above are that which have been provided to us by the Vendors as the current operating situation within the business and may differ with the historical financial figures presented.