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BUSINESS PROFILE

Upscale Italian Restaurant

Location:	South Western, New Jersey
Years Established:	56 Years
Under Present Owner:	18 years
2021 Projected Gross Sales:	\$2,116,000
2021 Projected Cash Flow:	\$382,000
Furniture and Equipment:	\$260,000 (included in asking price)
Number of Employees:	7 full time, 17 part time
Business Asking Price:	\$2,500,000
Property Asking Price:	\$3,400,000
Reason for Selling:	Other business interests

SUMMARY DESCRIPTION:

This is an upscale family owned Italian restaurant with a valuable liquor license and owned property for sale. It was established 56 years ago and has remained in the family ever since. Recently, it has been totally renovated to provide a unique and memorable experience for its customers. Each day, the owner is present in order to ensure that every entrée is prepared to its impeccable standards. In 2019 this restaurant was voted best in county

The restaurant has 3 levels with 5700 square feet of dining space, 3 bars and seating for 258 people including the bar seats. The bar has just opened and business is increasing dramatically each day. A personalized event can be enjoyed in the lower level banquet space. Large parties of over 75 people can be accommodated. It has a large parking lot. In addition, the renovated property is for sale. It includes separate rental income units.

The owner believes that customer service as well as fresh products are the key ingredients to being successful. Customers are treated like family.

This restaurant's mission is to make memories for customers in the presence of family, good friends, and great food.

What sets this business apart from others is: It has the only active liquor license in town. It offers a unique memorable experience. There are no similar restaurants in town or in the surrounding area. As a result, this restaurant has been extremely successful and experienced tremendous growth over a short period of time. **This business is well positioned for further expansion**

A savvy new buyer will be able to increase this growth by taking its successful business model and applying it to its own business plan.

The ideal buyer will be an individual or group who has experience in the restaurant industry and recognizes the potential of this unique business.

Weidel Realty has been engaged by the seller to be the exclusive broker to facilitate a sale of the company as discussed in this Profile. The information and financial data in this Profile was provided by the seller and from other sources believed to be reliable and no representation or warranty is made by Weidel of all information relied upon by buyer to buy the business. Any opinions expressed in this Profile are subject to change without notice.