



AMA KITCHEN



AMA Kitchen @ Katy Asian Town
NEC of I-10 & Grand Parkway (HWY 99)

OPERATED BY
AsUnited Marketing Alliance Group, LLC. aka AMA Group.



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ABOUT AMA KITCHEN

AMA Kitchen is a innovated food service location combining ghost kitchens and food hall to consolidate the diverse tastes in one place and even in one order by the centralized ordering system. It is easy for the customers to enjoy multiple flavors at once. For the business owners, it is great to start or expand their business in this new landmark, Katy Asian Town.

LOCATION

23119 Colonial Parkway #A3, Katy, TX. 77449

SIZE

7,500 Sqft. +

AVAILABLE FOR LEASE

14 units (Kitchens) pending with cook equipment
Spaces from 230 sqft. & up



AFFORDABLE COST

With affordable monthly affiliation fee and shared cost structure, it is easy to build a business.



EASY TO START

We provide basic environmental equipment so that you can quickly open a shop.



MULTIPLE DELIVERY PLATFORMS

Besides the third-party delivery services, we offer our In-House delivery service with incentives to lower your expenses.



CROSS-MARKETING

Different brands in AMA Kitchen come together to advertise your products across multiple marketing channels.



SHORT-TERM COMMITMENT

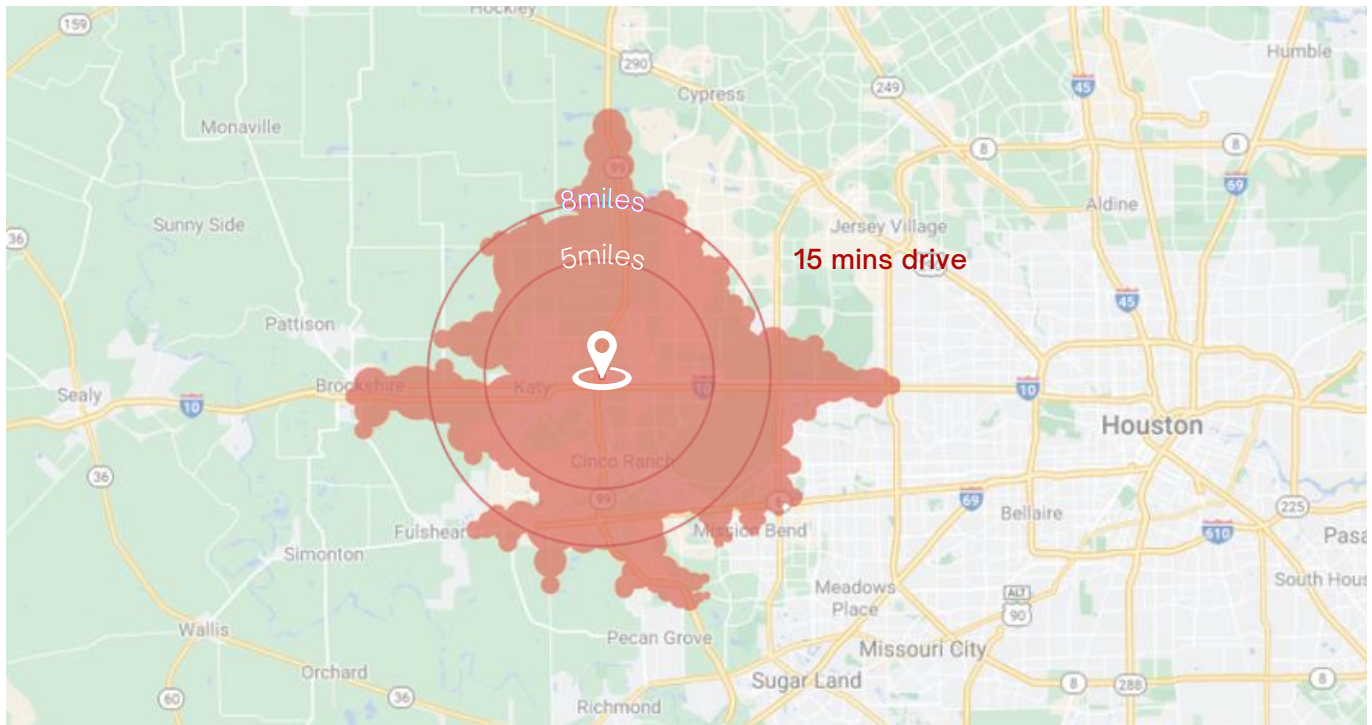
No long-term lease is needed. Your commitment will start as short as two years term.





POINTS OF INTEREST

Reachable areas within 15 minutes drive



DEMOGRAPHICS



\$123K

AVG HH
WITHIN 5 MILES



277,147

POPULATION
WITHIN 5 MILES



45%

POPULATION GROWTH
FROM 2010 - 2020 WITHIN 2 MILES



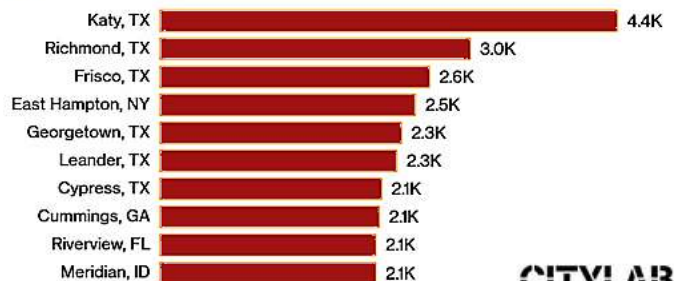
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POPULATION NET GAINS
FEB - JULY 2020

Net Gains

Cities that gained the most movers between February and July 2020

■ Net gain in movers



CITYLAB

Source: MYMOVE analysis of USPS data

Note: Net losses obtained by subtracting the number of moves in from the number of moves out, both temporary and permanent

According to a report from Bloomberg CityLab on October 13, 2020, Katy was the city with the largest population increase between February 2020 and July 2020 due to the impact of the epidemic.



AMA KITCHEN PLAN AND UNIT DIMENSION



STALL DIMENSION SIZE

Unit01	11.92 x 19.42	231 SqFt
Unit02	11.92 x 19.42	231 SqFt
Unit03	11.92 x 19.42	231 SqFt
Unit04	11.92 x 19.42	231 SqFt
Unit05	11.92 x 19.42	231 SqFt
Unit06	11.92 x 19.42	231 SqFt
Unit07	11.50 x 19.75	227 SqFt

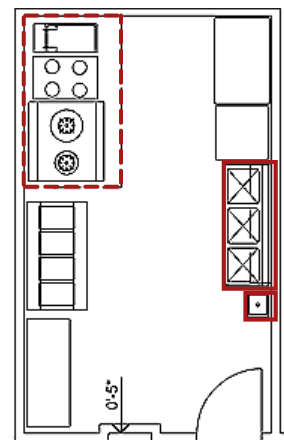
STALL DIMENSION SIZE

Unit08	11.92 x 19.75	235 SqFt
Unit09	12.33 x 20.17	249 SqFt
Unit10	11.92 x 20.17	240 SqFt
Unit11	15.83 x 20.17	319 SqFt
Unit12	11.92 x 20.17	240 SqFt
Unit13	11.92 x 20.17	240 SqFt
Unit14	11.92 x 20.17	240 SqFt



STANDARD SIZE KITCHENS SPECS

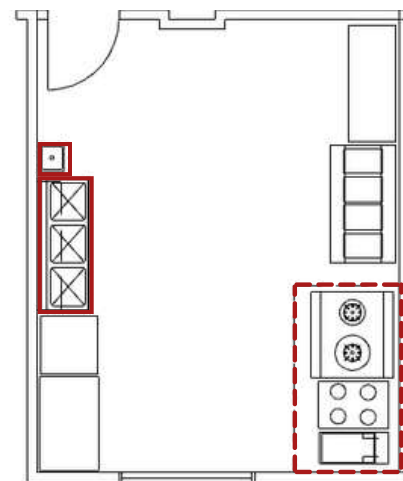
Size	231 sqft
Ceiling Height	8' 6"
Equipment Provided	1 x 3 Compartment sink 1 x Hand sink 1 x Type 1 hood
Additional storage	Rentable walk-in Cooler Rentable walk-in Freezer
Walls	Painted, water based epoxy Semi-Gloss Finish
Ceiling height	Ceiling Tile, 2' x 2' Square, White
Floor	Sealed concrete
Lighting	LED flat panel (2'x2')
Power	Minimum 5 dedicated 120v outlets



Recommended configuration

LARGE SIZE KITCHENS SPECS

Size	319 sqft [Unit#11]
Ceiling Height	8' 6"
Equipment Provided	1 x 3 Compartment sink 1 x Hand sink 1 x Type 1 hood
Additional storage	Rentable walk-in Cooler Rentable walk-in Freezer
Walls	Painted, water based epoxy Semi-Gloss Finish
Ceiling height	Ceiling Tile, 2' x 2' Square, White
Floor	Sealed concrete
Lighting	LED flat panel (2'x2')
Power	Minimum 5 dedicated 120v outlets



Recommended configuration

* Typical square footage and individual kitchen layout may differ due to site conditions & adjustments made during construction.
Final finishes, materials, and furniture subject to adjustment.



AFFILIATION FEE SCHEDULE

All the affiliates will join AMA Kitchen as licensees with the terms & pricings below:

a. 14 Pre-built Kitchen Spaces

Pricing Table
License Term
Sign-Up (One-Time Fee)
Security Deposit (refundable)
Security Deposit (non-refundable)
Monthly License & Admin Fee
AMA Kitchen Partnership Fee
credit card Service Fee
Dry Storage (optional)
Cooler / Freezer (optional)

Plan
24 Months
\$ 3,000
\$ 5,000
\$ 5,000
\$ 4,500
9% of Sales
3% of Sales
\$ 150 /shelf
\$ 200 /shelf

- The above price table is for inline kitchen spaces. The showcase spaces shall apply additional \$500 ~\$1,500 for monthly license fee.

b. Non-Kitchen affiliates in the distribution hub

This option is for the affiliates have no demand of kitchen and the ready food will be replenished by the affiliates on a fixed schedule.

The fee schedule will be determined afterwards.

- The approved affiliates can pick the space at "First Come, First Serve" base.
- Each kitchen will be delivered in warm shell with water, outlets, gas valves, pre-built commercial hood, three compartment, hand wash and preparation sinks.
- The vendors need to purchase or lease the cooking equipment as needed on their own cost. The make-ready service will be available upon request.
- Each vendor will have an assigned storage space which can be chosen from dry shelf, walk-in cooler or walk-in freezer out of courtesy. There will be charges applied for additional storage spaces.
- License Renewal will be upon evaluation with management.
- All the above plans are subject to change without prior notice unless the formal affiliation agreements executed.



*The following analysis is based on the average sales of \$16.13 Per ticket & 172 order daily at multiplier (Biz Level) as 1.75 and operate for Year 1. Est. Annual Sales Volume is \$997,710.

INVESTMENT COST AND TIME

	INDIVIDUAL STORE	AMA KITCHEN
Basic Furnishings (Starting Up Fund)	\$400K+ Store built-out, kitchen equip., cookwares, tableware....	\$80K Starting Up Fee & Your own kitchenware and supplies.
Space	2000 sqft The entire storefront, including kitchen, dining area, cashier area...	230 sqft + A space of cooking area which fits your own cooking needs.
Staff Wages	\$23,659 /Month Full Staffs for managing, ordering, delivering, cleaning,...	\$15,179 /Month Only Staffs in the kitchen. Bussers & cashier provided by AMA Group.
Marketing	1 year From zero to building out, branding, accumulating customers & promoting	2 months We helps different brands come together to advertise .
Time to launch	8~10 months From site selection and decoration to equipment and advertising	1 ~2 month We provide basic equipment and ready-made opportunity
Monthly Base Rent & Commitment	\$8,000 /Month Full Staffs for managing, ordering, delivering, cleaning,... (5 year commitment)	\$3,886 /Month Only Staffs in the kitchen (2 year commitment)

*Disclaimer: The information contained in this file, while supplied by sources deemed reliable, is subject to errors and omissions and is not, in any way, warranted by an agent or independent associate. This information is subject to change without notice. Developer reserves the right to change without prior notice.



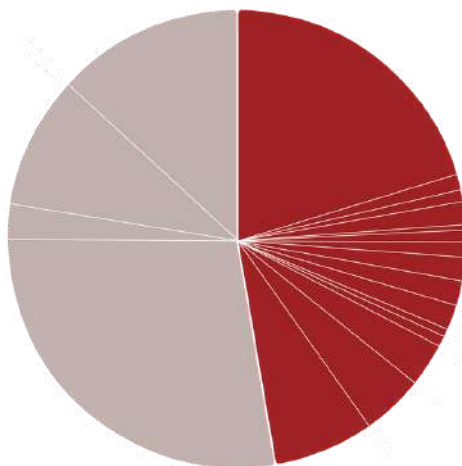
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OPERATION COST SAVINGS FOR VENDORS (Not Incl. Cost of Goods)

55%

Business Owner

- Kitchen staffs
- Taxes
- Labor
- Supplies



45%

Operation cost covered by AMA Kitchen

- Rent
- Waiter & Cashier
- Insurance
- Utility & Phone
- Pest Control
- Grease Trap
- Marketing
- POS System
- Permit, Licenses
- Contractor
- Maintenance
- C.C. Processing
- Janitor Services
- Supplies

NET INCOME

+40%

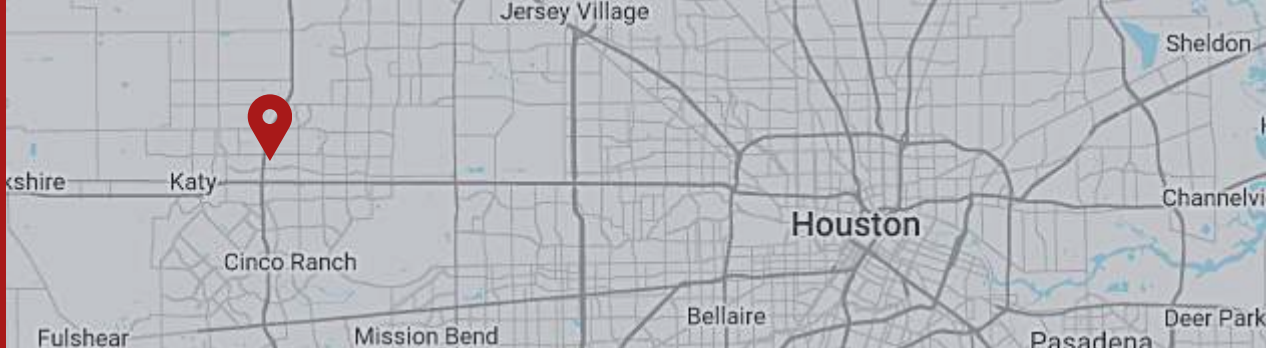
PROJECTION ANALYSIS (ANNUALLY)

	INDIVIDUAL STORE	AMA KITCHEN	BENEFITS
Labor Cost (incl. Tax)	\$283,912	\$182,144	-35.84%
Labor & Supplies	\$357,075	\$188,144	-47.31%
Operation Expense	\$453,075	\$354,381	-21.78%
Net Operation Income	\$245,322	\$344,016	+40.23%
Net Margin	18.5%	26.7%	+44.32%
Net Income	\$193,804	\$271,773	40.23%

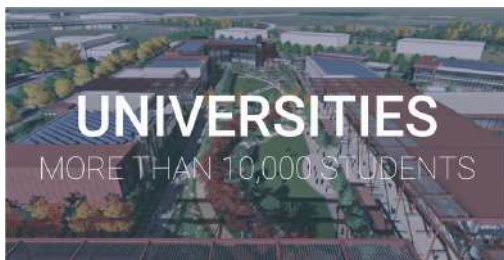
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AMA KITCHEN



SURROUNDING HIGHLIGHTS



UNITED888
REALTY GROUP

exp
COMMERCIAL



AMA KITCHEN

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11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date