



**CONFIDENTIAL Executive Summary**

Purchase Price: \$775,000  
 Total Annual Sales\*: \$862,856  
 Inventory: \$10,000  
 Owner Operated Cash Flow\*\*: \$133,648

**Heidelberg Restaurant & Jazz Club**  
**7 N Orlando Ave**  
**Cocoa Beach, FL 32931**



\* Trailing 12 Months Ending 12/31/2018

\*\* Cash Flow is a net income projection based on trailing 12 months sales and expenses as stated on Seller's P&Ls. Adjustments are made to reflect brand norms for the region and/or expected increases/decreases in costs. Analysis is for proforma purposes only, Buyer should complete his own due diligence review. Ask your agent for summary of adjustments.

**The Offering:**

Well established restaurant and jazz club located across from Cocoa Beach City Hall on Orlando Avenue and Minuteman Cswy. New high-rise parking garage located next door. Fine dining offering continental cuisine. Seating for 150+ for SRX Liquor License, with another 36 seats outdoor patio. Quality Rated/Award Winning serving lunch and dinner. Large club w/ stage separate from restaurant. Qualified E2Visa. By appointment only.

Property Type: Restaurant/Club  
 Zoning: C  
 Crossroads: Highway A1A South

Reason for Sale: Retirement  
 Year Built: 1961

Parking: Garage  
 Building Size: 7650 SQ FT

**Lease Information:**

Monthly Base Rent: \$9,350  
 Percentage Rent: Triple Net  
 Expiration: N/A

Options: 2/5 Yr  
 CAM: Included  
 Monthly Property Tax: Included

Security Deposit: 1st Mo  
 Real Property Available: Yes  
 Floor: 1st Floor

**Location Details:**

Business Established: 7/15/1986  
 Owner Since: 7/15/1986  
 Hours of Operation: 11am-10pm Closed Mon

Building Type: Restaurant/Retail  
 Seating: 150+ Outdoor 36  
 Licenses Needed: Business/Health, SRX Li

Building Size: 7650  
 Employees: 13 PT  
 Equipment Value: \$165,000

Brevard County is home to high-tech jobs with NASA, SpaceX, Blue Origin, Boeing, DRS, Embraer Executive Jets, GE, L3, Lockheed Martin, Northrop Gruman, Raytheon, Rockwell Collins and Harris Corp. The future of Cape Canaveral and Brevard County gets brighter every day. NASA announced its new program Artemis to return to the moon. SpaceX working on sending people into space. Business is booming in Brevard County!

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

Please remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you might have for the Seller to your FranBizNetwork agent. Feel free to visit the location(s) as a customer, but be discreet and do not ask questions of employees, managers, or other customers. Please do not draw unnecessary attention to yourself, as rumors of a pending sale can hurt the business.



## Heidelberg Restaurant & Jazz Club PROFORMA

Trailing 12 Months Ending 12/31/2018		
SALES	\$ 862,856	
COGS:	\$ 241,859	28.0%
Crew Labor:	\$ 111,912	13.0%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 1,455	1.3%
Payroll Taxes*:	\$ 10,072	9.0%
R&M:	\$ 8,629	1.0%
Non-Ingredient:	\$ 13,719	1.6%
Utilities:	\$ 42,443	4.9%
Rent:	\$ 112,200	13.0%
Local Advertising:	\$ 25,713	3.0%
License & Permits	\$ 6,024	0.7%
Insurance:	\$ 17,121	2.0%
Bank Charges:	\$ 70	0.0%
Credit Card Fees:	\$ 27,698	3.2%
Professional Services:	\$ 7,714	0.9%
Internet Service	\$ 752	0.1%
Linens:	\$ 12,425	1.4%
Security:	\$ -	0.0%
Small Tools & Equip:	\$ 291	0.0%
Pest Control:	\$ 1,458	0.2%
Music & Entertainment	\$ 86,998	10.1%
Cash Over/Short:	\$ -	0.0%
Other G&A:	\$ 655	0.1%
Total Expenses:	\$ 729,208	84.5%
Other Income	\$ -	0.0%
Owner-Operated Cash Flow:	\$ 133,648	15.5%

\*Workers Comp and Payroll Taxes shown as a % of Total Labor.

Executive Summary materials and Proforma were derived from documents provided by Seller and were prepared by FranBizNetwork to help prospective Buyers complete a summary review. These materials should not replace the Buyer's review of actual books and records and a thorough due diligence process. Buyers should not rely on these materials as definitive, but should instead consult the actual due diligence documents.