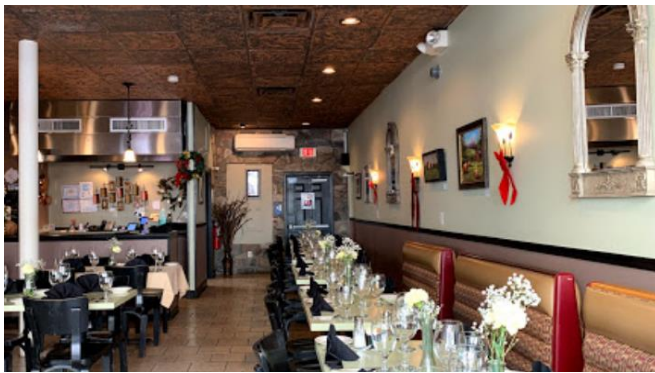
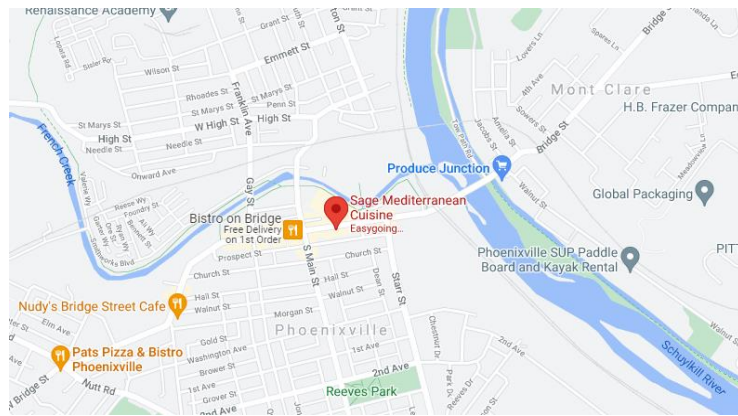


Sage Mediterranean Cuisine

\$249,000



Restaurant	T12 Periods Ending 2021	Cash Flow
Sage Mediterranean Cuisine	\$281,164	\$86,331
TOTAL	\$281,164	\$86,331



CONFIDENTIAL Executive Summary



Purchase Price: \$249,000
 Total Annual Sales*: \$281,164
 Inventory: \$4,000
 Owner Operated Cash Flow**: \$86,331

Sage Mediterranean Cuisine
146 Bridge Street
Phoenixville, PA 19460

List price does not include inventory or lease security deposits.

* T12 Periods Ending 2021

** 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.

Restaurant Information:

Wonderful opportunity to acquire an established, well-known restaurant. Offering traditional Middle Eastern and Mediterranean dishes in a relaxed space in historical downtown. Serving lunch and dinner w/ BYOB, offers catering and special events. Highly rated, loyal following of regular customers. Fully equipped, lease assignment, 1,500 SF, seating for 55+ with an additional 6 seats outdoors. Turnkey, perfect for an owner operator. Seller willing to train new buyer, menu/recipes included. Seller regretfully selling due to retirement.

Lease Information:

Monthly Base Rent: \$3,575	Options: 5 Yrs	Security Deposit: \$4,300
Percentage Rent: None	CAM: Included	Real Property Available: No
Expiration: 6/1/2024	Monthly Property Tax: Included	Increases: 3%

Location Details:

Business Established: 6/1/2014	Building Type: Historic Bldg.	Building Size: 1500 SF
Owner Since: 6/1/2014	Seating: 55	Employees: 9
Hours of Operation: 11:30a - 10:30p Tues-Sun	Licenses Needed: Business, Health	Equipment Value: \$40,000

Great downtown location on Bridge Street in historical district, crossroad is Main Street. Across the street is a luxury village of homes and apartments. Phoenixville is 45 minutes northwest of Philadelphia. Nearby restaurants include: Iron Hill Brewery, Sedona Taphouse, El Burrito, and il Granoio.

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 Patti Schenk. 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.



Sage Mediterranean Cuisine PROFORMA

	T12 Periods Ending 2021	
SALES	\$ 281,164	
COGS:	\$ 113,246	32.0%
Crew Labor:	\$ 41,724	15.0%
Assume Owner GM		
Workers Comp:	\$ 1,335	3.2%
Payroll Taxes:	\$ 5,007	12.0%
R&M:	\$ 2,081	0.7%
Utilities:	\$ 12,600	4.5%
Rent:	\$ 42,900	15.3%
Local Advertising:	\$ 562	0.2%
Equipment Lease:	\$ 2,333	0.8%
Insurance:	\$ 2,611	0.9%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 5,623	2.0%
Professional Services:	\$ 4,500	1.6%
Laundry/Uniforms:	\$ 2,563	0.9%
Pest Control:	\$ 620	0.2%
Security:	\$ 440	0.2%
Permits & Licenses:	\$ 288	0.1%
Total Expenses:	\$ 239,033	85.0%
Other Income:	\$ 44,200	15.7%
Owner Operator Cash Flow:	\$ 86,331	30.7%

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.