

## BBF Listing # 883-90442 (Pizza305)

Gourmet Pizza in a beautiful location  
Tampa, FL

Asking Price: **\$149,000**  
Gross Revenue: **\$411,686**  
Cash Flow: **\$75,000**

In 2016, the startup cost for this pizza location was approximately \$200,000, providing a foundation for the restaurant's distinctive quality and appeal.

- Equipment: \$100,000
- Buildout: \$70,000
- Miscellaneous: \$30,000



## Lease Information

### Real Estate:

- The property lease rate is approximately \$2,250/month – new lease can be negotiated

## The Financials

| Year                            | <u>2023</u>            | <u>2022</u>            | <u>2021</u>            | <u>2020</u>            |
|---------------------------------|------------------------|------------------------|------------------------|------------------------|
| Data Source                     | Tax Return             | Tax Return             | Tax Return             | Accountant Financials  |
| Income                          | %                      | %                      | %                      | %                      |
| Revenues                        | <u>\$411,686</u> 100.0 | <u>\$506,282</u> 100.0 | <u>\$556,529</u> 100.0 | <u>\$569,629</u> 100.0 |
| Other Income (Loss)             |                        |                        |                        |                        |
| Total Income (Revenue)          | <u>411,686</u> 100.0   | <u>506,282</u> 100.0   | <u>556,529</u> 100.0   | <u>569,629</u> 100.0   |
| Cost of Goods Sold              | <u>150,328</u> 36.5    | <u>169,824</u> 33.5    | <u>168,110</u> 30.2    | <u>197,730</u> 34.7    |
| Gross Profit                    | <u>261,358</u> 63.5    | <u>336,458</u> 66.5    | <u>388,419</u> 69.8    | <u>371,899</u> 65.3    |
| Total Expenses                  | <u>180,170</u> 43.8    | <u>230,124</u> 45.5    | <u>243,256</u> 43.7    | <u>228,880</u> 40.2    |
| Seller's Discretionary Earnings | <u>\$81,188</u> 19.7   | <u>\$106,334</u> 21.0  | <u>\$145,163</u> 26.1  | <u>\$143,019</u> 25.1  |

## Inventory

Estimated Value of Current Inventory \$500

## Employees

1 Manager and 6 Part Time Employees

## Business Overview

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This business presents a rare opportunity to own a successful and popular pizza restaurant in the heart of Tampa, FL. This pizza restaurant offers far more value than the asking price alone suggests.

Built with quality, passion, and attention to detail, this establishment has crafted a name for itself in the community as the go-to spot for a diverse and flavorful menu that delights locals and visitors alike.

## Days & Hours of Operation

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|           |             |
|-----------|-------------|
| Thursday  | 11 AM–9 PM  |
| Friday    | 11 AM–10 PM |
| Saturday  | 11 AM–10 PM |
| Sunday    | 11 AM–9 PM  |
| Monday    | 11 AM–9 PM  |
| Tuesday   | 11 AM–9 PM  |
| Wednesday | 11 AM–9 PM  |

## Facilities / Location

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This pizza restaurant is ideally situated in a prime Tampa Bay area location, providing excellent visibility and accessibility for both local residents and visitors. The establishment benefits from ample parking, making it convenient for dine-in customers and those picking up takeout orders. The restaurant's modern design and comfortable, inviting atmosphere offer a perfect blend of style and functionality, creating a welcoming space for families, groups, and individuals alike.

## Market / Competition

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This established restaurant is poised for growth with several positive factors contributing to its potential. The current market offers opportunities to expand into untapped areas such as catering services, corporate events, and specialty menu items tailored to dietary trends like gluten-free and plant-based options. These additions would cater to a growing demand for healthier, artisanal food choices, further differentiating it from competitors.

The typical customer is a mix of families, professionals, and food enthusiasts who appreciate the quality, variety, and freshness of the offerings. The business excels at creating a comfortable, modern environment that keeps customers coming back, while also appealing to a broad range of tastes through its well-rounded menu.

## Growth /Expansion/Marketing

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There are several growth opportunities to boost the restaurant's visibility, customer engagement, and overall sales. A strong focus on improving the business's SEO presence would significantly increase its online visibility, driving more traffic to the website. This can be achieved by regularly updating the website with optimized content, blogging about pizza-related topics, and improving local SEO by encouraging reviews and optimizing Google My Business.

## Reason for Selling

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Owner divesting of this asset. Has other demanding ventures.