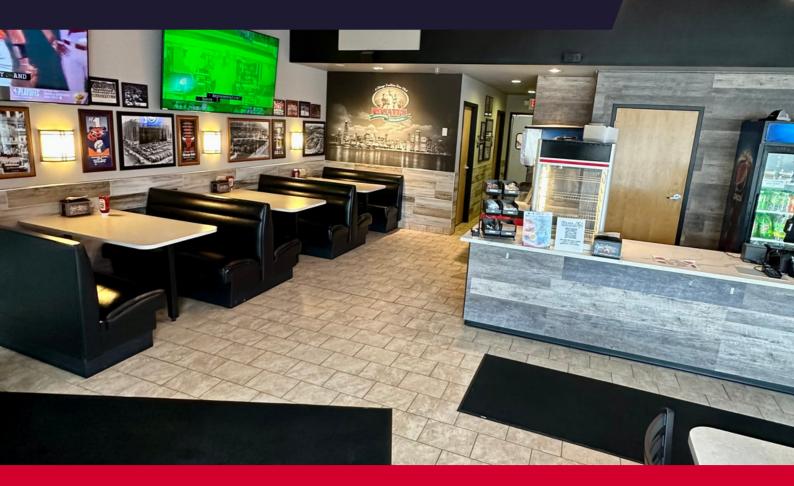


Rosati's Pizza Franchise FOR SALE



355 E Linnerud Dr, Sun Prairie, Wisconsin 53590

Eric Christenson

Sales Executive 608.576.5565 eric@hscbrokers.com



BUSINESS OVERVIEW

HIGHLIGHTS

Rosati's Authentic Chicago style pizza restaurant located in the quickly growing community of Sun Prairie, Wisconsin. This restaurant is relatively new to the location and growing sales numbers consistently. It occupies a clean and modern space with a sports pub theme.



All equipment is almost new and in good working condition. Asking price includes the \$17,500 franchise transfer fee. current ownership continues to market the business effectively. The possibility of adding a class B beer & wine license could dramatically increase revenues.

Asking Price	\$112,500
Gross Revenue	\$Available with signed NDA
Furniture, Fixtures & Equipment	\$70,000, included in asking price
Inventory	\$10,000, not included in asking price
Gross Rent	\$5407/Month includes CAM, taxes, and garbage

355 E Linnerud Dr, Sun Prairie, Wisconsin 53590



PROPERTY FEATURES



SQUARE FEET 2969 Square feet of leased

LEASE Thr

LEASE TERM Through May 2031



space



PARKING Shared lot and street parking available

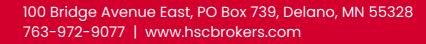
Rosati's Sun Prairie is located in 2969 square feet of leased space at 355 E Linnerud Drive in Sun Prairie, Wisconsin. Sun Prairie is a quickly growing suburban community to Madison and is a popular destination for young families. The building is clean, modern and has a nice sports bar feel.

GROWING PIZZA RESTAURANT

** WINGS ** Wings are tossed in the sauce of your choice & served with choice of dressing.	** Chicago's Greatest **	Services	** SANDWICHES **
Additional Sauce or Dressing - 1.00 each JUMBO WINGS (calories met including sauce) 6 Wings	THIN CRUST PIZZA	** SPECIALTY PIZZAS **	Served web freeds three (ABD og) or advances a tide Salet (PO-SOL og) for only 2:00 more Aits for Sweet Peopers or Het Glardniers on your sandwich for no charged ITALIAN BEEF
BONELESS WINGS (salories not including sauce) Parriesan Garle: 500/1900 Half Lb	Build * Your * Own * Pizza!	Prices and calone counts based on Thin Crust base. No substitutions T Vegetarian Option Add 2:00 for Double Dough (adds 240 cul/12'; 380 cul/14'; 480 cul/14') & 6:30 cul/18') "Specialty Pizzas are only available as full pizzas on Thin Crust or Double Dough	COMBO (1110 cal) 12.99 MEATBALL PARMIGIANA (1150 cal) 12.99 CHICKEN PARMIGIANA (140 cal) 12.99
** APPETIZERS ** Bite: Cheese (500 cal), Ranch (130 cal), Marinara (70 cal) Additional Dipping Sauce - 1.00 Side of Cheese Sauce (120 cal) - 1.50 each	B H H H H Server 12 Server (16 size) (25 size) THIN CRUST 13.99 15.99 17.99 20.99 Jampson Sight Interry, preference (20 alklos) (20 alklos) (20 alklos)	If M* If If form (12 data) (16 data) (20 data) (26 data) Covert Elibra Laday 22.099 24.99 26.99 29.99 Covert Elibra Laday 270 calisticel 220 calisticel 220 calisticel 220 calisticel	Try Any Sandwich on Garlie Bread - 1964 370 call 1.00 Try Any Sandwich on Garlie Bread - 1964 370 call 2.00 Try Any Sandwich on Garlie Marzarlia Cohere: (10 call 2.00 Extra Sides of Sweet Pappen (50 cal) or Result's Hot Glandbiers - (50 cal) 1.00 ** SPECIALTY PASTAS **
FRENCH FRIES 1496 (201.3 99 CHESSE FRIES 706 (201.3 98) MOZZARELLA STICKS 770 (201.3 98) BREADED MUSHROOMS 790 (201.7 99) CHESSY BREAD STIX 1170 (201.7 99) CHESSY GREAD STIX 1170 (201.7 99)	DOUBLE DOUIGE 15.99 17.99 19.99 22.99 Mathemany survey lower behandlingen Add Toppings ideler delower/pacel 25.90 100 adMath 100 adMath 100 adMath 25.90 2.25 2.23 2.23 2.20 2.50 100	Constraint Advance 22.9.99 24.9.99 26.9.99 20.9.99 Byreperson with load on the Manage DBC watching DBC watching <td>Patter are served with a table of Gard(Bread (500 ca) & Binnaro Chever (80 ca), Server (3 THREE CHEESE BAKED PENNE (1000 ca) 1579 SPACHETTI & MACTRATLS (1000 ca) 1579 FETTUCCINE ALFREDO WITH GRILLED CHICKEN (1000 ca) 1579 LASGRA</td>	Patter are served with a table of Gard(Bread (500 ca) & Binnaro Chever (80 ca), Server (3 THREE CHEESE BAKED PENNE (1000 ca) 1579 SPACHETTI & MACTRATLS (1000 ca) 1579 FETTUCCINE ALFREDO WITH GRILLED CHICKEN (1000 ca) 1579 LASGRA
ROSATI'S DOUGH NUGGETS 2000 cell E 17 ** SALADS ** Salads are served with choice of ALI NATURAL dressing. Additional Dressing - 1:00	Image 1 1 CHICAGO-STYLE DEEP DISH 3<	THE WINDY CITY 22.9.9 24.9.9 26.9.9 20.9.9 The State manage the productive 200 caliditiet 000 caliditiet 000 caliditiet 000 caliditiet THE VEGGIE F Providence in the production of production 22.9.9 24.9.9 26.9.9 29.9.9 The VEGGIE F Providence in the production 22.9.9 24.9.90 26.9.99 29.9.9	CHICKEN PARMIGIANA (1600 ca) 14.99 ** BUILD YOUR OWN PASTA **
Desting belactables Desting belactables Baur Deservice 300 Clanic Canamir Baur Deservice 300 Clanic Canamir Baur Deservice 300 Clanic Canamir Baur Deservice 300 Clanic Canamir Baur Deservice 300 Clanic Clanic Clanic Chanter 400 Rosarts AntipAsto SatAD Clanic Clanic	lable in wysers Good things come to those who wait! Please allow either time. It are to the second to the second s	WHITE PIZZA * 22.99 24.99 26.99 29.99 Okr of, Imb gark & Saxwert spech when and an by prior swert CO-calified (DO-calified) CO-calified) <	View Barrier Just Data Press 500 Marchald 300 300 Support 500 Marchald 300 300 Support 500 Staded Markows 300 300 300 Support 500 Staded Markows 300 30
CHOPPED SALAD	10 [°] GLUTEN-FREE THIN CRUST 12.99 Adviced and kinys gluen free error (2000 cald/kie) 200 Adviced and kinys gluen free error (2000 cald/kie) 200 Adviced and adviced adviced and adviced and adviced a	Altered Record Yales 160 200.79 20	Altreis Martin 50 100 Martin Finds Galfer, 120 100 Finder Martin 60 100 Finder Martin 60 100 Finder Martin 60 100 Finder Martin 60 Finder Martin 60 Finder Martin ** DESSERTS **
** JUMBO SLICES ** Cheese (S20 cal/slice) • Sausage (B10 cal/slice) • Pepperoni (640 cal/slice)	Cecce Your Toppings -Dudde Ingreden: Charge MEAT (added calories) VEGGIE (added calories) & MORE (added calories) Italian Sussage 350-1740 Mushroom 20-45 Extra Cheese 100-460 Peppending 150-710 Christian 35-40 Anchores 100-180	** BEVERAGES **	TWO CANNOLIS (540 cm) 8.97 ZEPPOLE (200 cm) 8.97 ** CALZONES **
ANY SLICE 3.99 ANY TWO SLICES 6.99 ANY SLICE & 20 OZ. BEVERAGE (adds 0.300 cal) 5.99	Ganidan Bacon 10:202 Green Pepper 120:270 Banan Pepper 15:45 Mestahal 20:270 Banan Pepper 14:50 Mestahal 14:50 Mestahal 14:50 Mestahal 14:50 Grilled Chicker 30:740 Tomano 90:320 Prespire 110:220 Italian Beef* 10:440 Tomano 90:320 Prespire 110:220 Sauted Spinach 70:100	We Providy Serve Pepti Producti A Ak About Our Selection @ pepti 20 02: BOTTLE (19:00 and 2:50 2-LITER BOTTLE (19:90 and 2:50	Chip bailed Instant former with Results and the Alexander & Manual Alexander & Manual Alexander & Manual Alexander & Manual & Man

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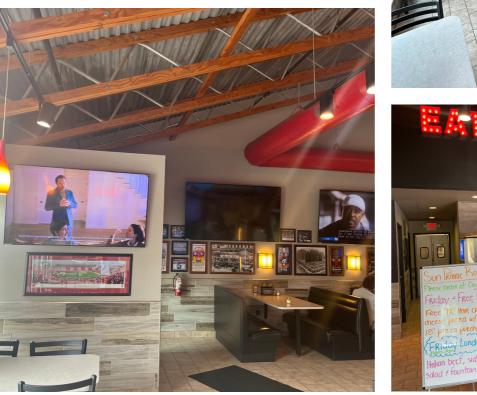
PHOTOS









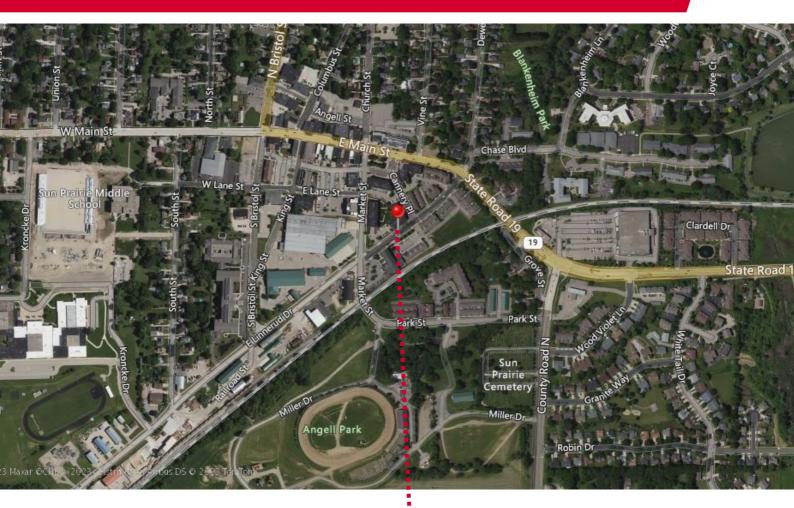


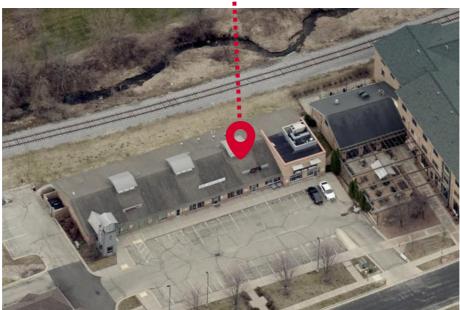
355 E Linnerud Dr, Sun Prairie, Wisconsin 53590

BUSINESS BROKERS



LOCATION HIGHLIGHTS





355 E Linnerud Dr, Sun Prairie, Wisconsin 53590



DEMOGRAPHICS

Figures prepared from esri



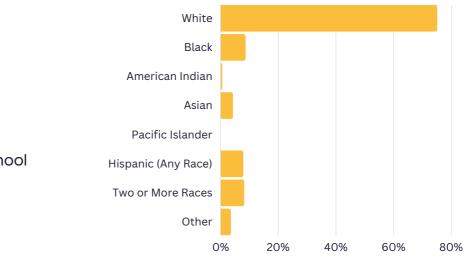
TRAFFIC COUNT: 6000 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	9,278	34,314	48,815
Median Age	36.8	36.6	37.2
Median Household Income	\$86,253	\$101,118	\$104,250
Average Household Income	\$108,303	\$127,039	\$135,591
Projected Population Growth 2022-2027	.42%	.74%	1.04%



Nitty Gritty Restaurant Market Street Diner Washington Mills Ceramics Sun Prairie City Hall Bank of Sun Prairie Lighthouse Senior Living Pick 'n Save Sun Prairie High, Middle & Elem School **Birkinbine Park** Sun Prairie Police & Fire Angell Park Speedway Sacred Heart Parrish & School

2022 RACE AND ETHNICITY



355 E Linnerud Dr, Sun Prairie, Wisconsin 53590



AGENCY DISCLOSURE

Page 1 of 2

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

DISCLOSURE TO CUSTOMERS

Hospitality Services Corp. Effective July 1, 2016

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the 2 following disclosure statement:

3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent 4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A 5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is 6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the 7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request 11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the 13 information is prohibited by law (see lines 57-66).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your

15 confidential information or the confidential information of other parties (see lines 24-40).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the 18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, 20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain

23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the

25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person

26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the 28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection

32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may

34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other 35 Information you consider to be confidential.

36 CONFIDENTIAL INFORMATION:

Agent's Name

37

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):

_ and

39	
40	

(Insert information you authorize to be disclosed, such as financial qualification information.) 41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that

42 43

Firm's Name

are

	Agente Name	
44 working	as: (Owner's/Listing Broker's Agen	t) (Buyer's/Tenant's Agent or Buyer's Broker's Agent)STRIKE ONE
45 THIS IS A	DISCLOSURE AND NOT A CONTRA	CT. Wisconsin law required the Firm to request the customer's
46 signed a	cknowledgment that the custon	ner has received a copy of this written disclosure statement if the Firm
47 will prov	ide brokerage services related to	real estate primarily intended for use as a residential property
48 containi	ng one to four dwelling units. SIG	NING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CON	NTRACTUAL OBLIGATIONS BY EITH	ER THE CUSTOMER OR THE FIRM.

0 See the reverse side for definitions and sex offender registry information.	

JI			
52 Customer Signature	Date	Customer Signature	Date
53 Customer's Name:		Customer's Name:	

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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AGENCY DISCLOSURE

54 NOTICE ABOUT SEX OFFENDER REGISTRY

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the 56 Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830. 57 DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such 59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable 60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 61 or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee 63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural 64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 66 contract or agreement made concerning the transaction.

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