

Rosati's Pizza Franchise FOR SALE



355 E Linnerud Dr, Sun Prairie, Wisconsin 53590

Eric Christenson

Sales Executive

608.576.5565

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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

2969 Square feet of leased space



Through May 2031



Approximately 75



Shared lot and street parking available

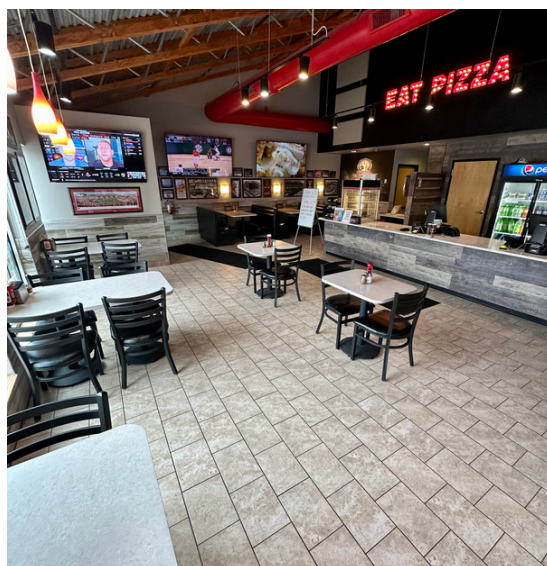
GROWING PIZZA RESTAURANT

** SANDWICHES **		
Served with French Fries (540 cal) or substitute a Side Salad (90-620 cal) for only 2.00 more Ask for Sweet Peppers or Hot Gardiennas on your sandwich for no charge!		
ITALIAN BEEF		(810 cal) 12.99
THE CHEEF		(790 cal) 14.99
ITALIAN SAUSAGE		(940-950 cal) 14.99
CHICKO		(1110 cal) 12.99
MEATBALL PARMIGIANA		(1150 cal) 12.99
CHICKEN PARMIGIANA		(840 cal) 12.99
* Try Any Sandwich with Garlic Bread: (add: 370 cal) 1.00 * Try Any Sandwich with Marcella Bread: (180 cal) 2.00 * Extra Side of Sweet Peppers (50 cal) or Rossi's Hot Gardiennas: (.25 cal) 0.00		
** SPECIALTY PASTAS **		
Pastas are served with a side of Garlic Bread (500cal) & Romano Cheese (60cal). Serves 1-2		
THREE CHEESE BAKED PENNE		(1400 cal) 15.99
SPAGHETTI & MEATBALLS		(1410 cal) 14.99
FETTUCCHINE ALFREDO WITH GRILLED CHICKEN		(1860 cal) 14.99
LASAGNA		(1540 cal) 15.99
CHICKEN PARMIGIANA		(1630 cal) 14.99
** BUILD YOUR OWN PASTA **		
1. PASTA Penne 850 Fettuccine 820 Spaghetti 820	2. ADDITIONS Italian Sausage 630 Meatballs 260 Grilled Chicken 430 Sautéed Mushrooms 260 Sautéed Chicken 80 Sautéed Beef 80 Sweet Peppers 80 Fresh Garlic 320 Alfredo 140 Marcella 140 Meat 140 Further Additions (add): 2.00	only 14.99 Pastas are served with a side of garlic bread (500 cal) & Romano Cheese (60 cal). Serves 1-2 
** DESSERTS **		
TWO CANNOLIS		(540 cal) 6.99
ZEPPOLE		(2810 cal) 8.99
** CALZONES **		
CHESSE CALZONE Crisp baked Italian turnover with Rossi's pizza sauce & Mozzarella cheese. Served with a side of marinara sauce. (990 cal) 15.99 * 2.00 per topping, maximum of 4 toppings (add: 10-430 cal)		



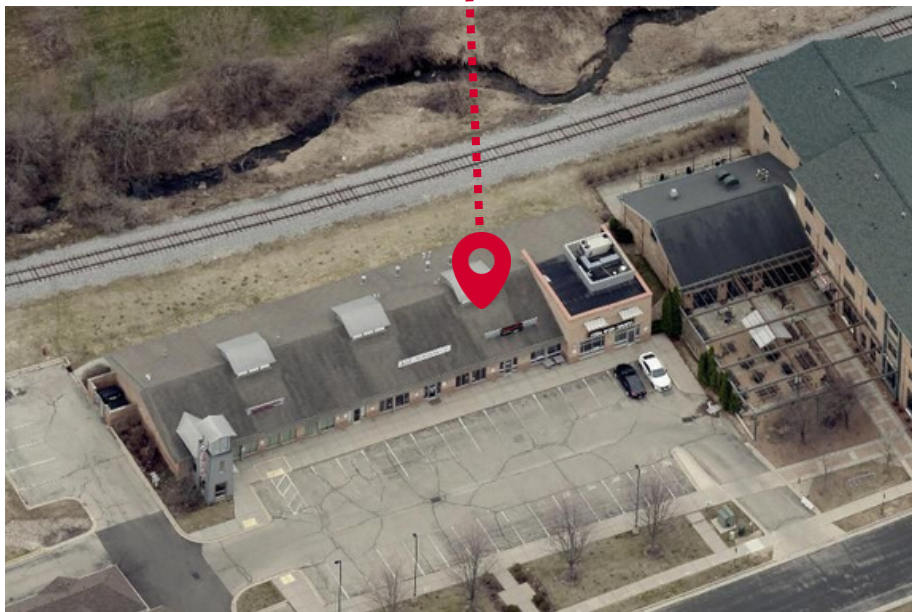
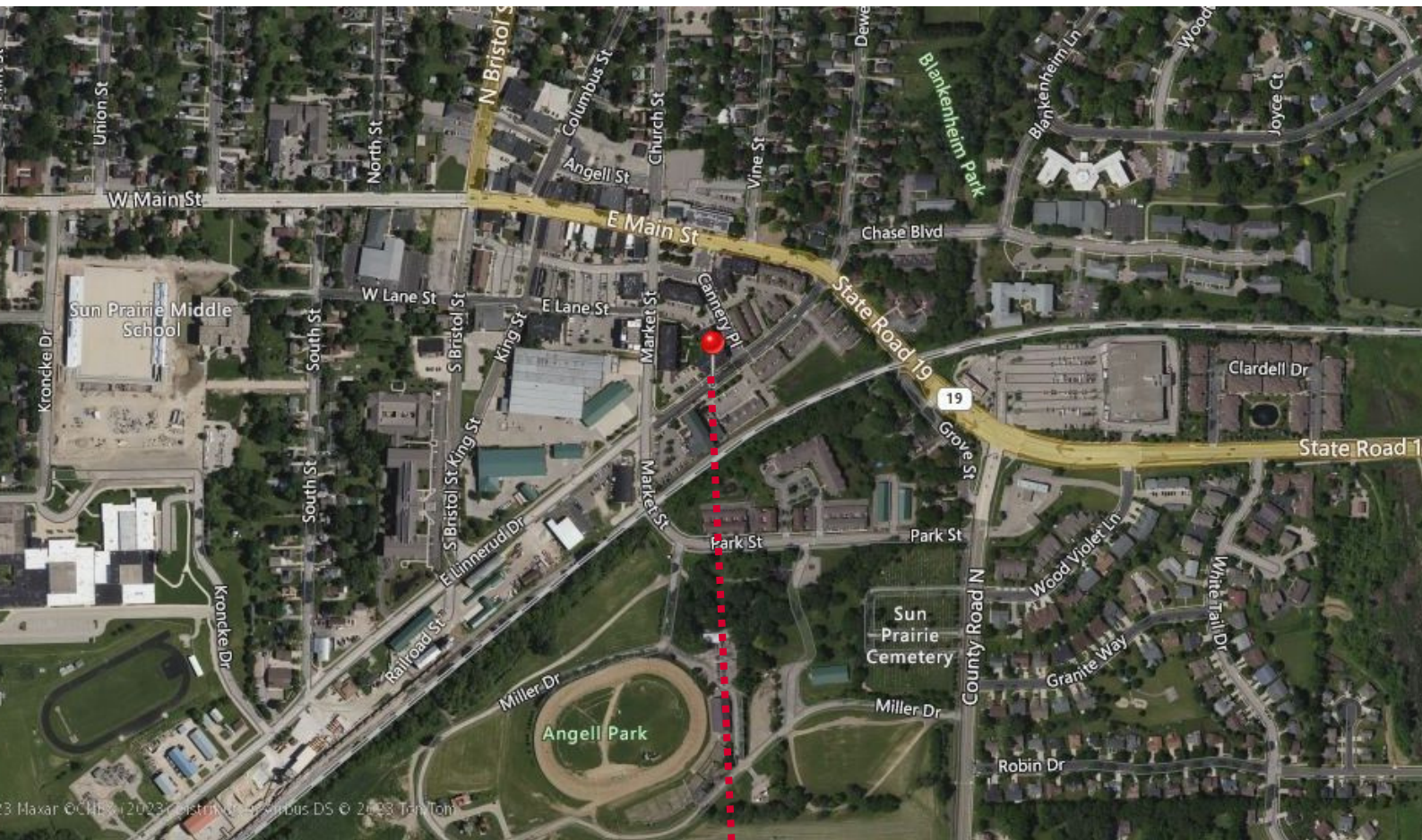
100 Bridge Avenue East, PO Box 739, Delano, MN 55328
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PHOTOS



355 E Linnerud Dr, Sun Prairie, Wisconsin 53590

LOCATION HIGHLIGHTS



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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%

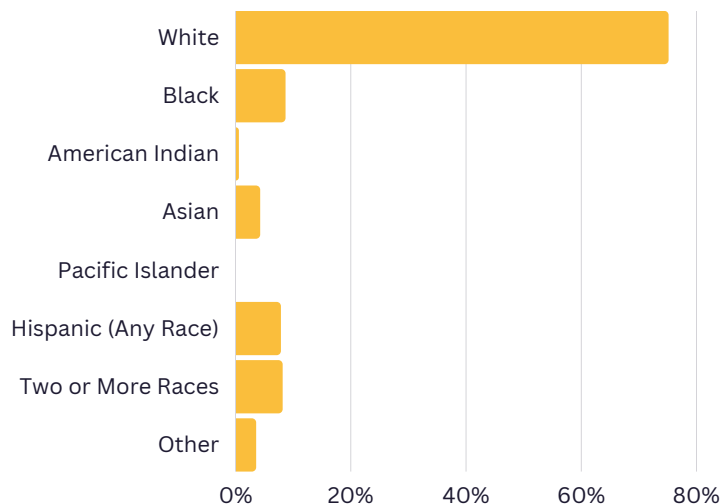


AREA BUSINESSES

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

Hospitality Services Corp.

Effective July 1, 2016

DISCLOSURE TO CUSTOMERS

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: _____

37 _____

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

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 _____ and _____ are

43 _____ Agent's Name

_____ Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.

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

51 _____

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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Drafted by Attorney Debra Peterson Conrad ®

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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**

58 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.

62 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.