

Rosati's Pizza Franchise

MOTIVATED SELLERS



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. 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 Non-Disclosure Agreement

Furniture, Fixtures & Equipment

\$70,000, included in asking price

Financing

Seller financing available

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 space



LEASE TERM

Through May 2031



CAPACITY

Approximately 75



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. Additional Sauce or Dressing - 1.00 each

JUMBO WINGS (calories not including sauce)	Sauce (added calories)
6 Wings (530 cal) 10.99	Hot 0.0
12 Wings (1060 cal) 20.99	Mild 35.140
	BBO 150.610
	Honey BBQ 150.610
	Mango Habanero 180.710
	Panesean Garlic 520.1900

BONELESS WINGS (calories not including sauce)

Half Lb. (600 cal) 8.99	Dressing (added calories)
Full Lb. (1190 cal) 16.99	Blue Cheese 5.00
	Ranch 3.00

**** APPETIZERS ****

Blue Cheese (500 cal), Ranch (230 cal), Marinara (70 cal)

Additional Dipping Sauce - 1.00, Side of Cheese Sauce (120 cal) - 1.50 each

FRENCH FRIES (840 cal) 3.99
CHEESE FRIES (760 cal) 3.49
MOZZARELLA STICKS (720 cal) 7.99
BREADED MUSHROOMS (900 cal) 3.99
CHEESY BREAD STIX (1310 cal) 8.99
CHEESY GARLIC BREAD (1340 cal) 7.99
ROSATI'S DOUGH NUGGETS (2000 cal) 8.99

**** SALADS ****

Salads are served with choice of ALL NATURAL dressing. Additional Dressing - 1.00

Dressing (added calories)	Added calories
Balsamic Vinaigrette 3.00	Classic Caesar 5.00
Blue Cheese 5.00	Creek Vinaigrette 4.00
	Ranch 3.00
	Rosati's Sweet Italian 4.00

ROSATI'S ANTIPASTO SALAD (840 cal) 12.99

CAESAR SALAD (180 cal) 8.99

CHOPPED SALAD (440 cal) 12.99

SIDE SALAD (90 cal) 3.49

* Add Grilled Chicken to Any Salad - (130 cal) 4.00

* Add Anchovies to Any Salad - (40 cal) 2.00

**** JUMBO SLICES ****

Cheese (520 cal/slice) • Sausage (810 cal/slice) • Pepperoni (640 cal/slice)

ANY SLICE 3.99	ANY TWO SLICES 6.99
ANY SLICE & 20 OZ. BEVERAGE (adds 0-300 cal) 5.99	

**** Chicago's Greatest ****

THIN CRUST PIZZA

*Build * Your * Own * Pizza!*

	12"	14"	16"	18"
THIN CRUST Our signature light, flaky crust that is always crisp & golden brown, perfect!	13.99 (120 cal/slice)	15.99 (116 cal/slice)	17.99 (100 cal/slice)	20.99 (100 cal/slice)
DOUBLE DOUGH Our own creation, slightly thicker & featuring a unique hand-kneaded edge.	15.99 (150 cal/slice)	17.99 (150 cal/slice)	19.99 (160 cal/slice)	22.99 (150 cal/slice)
Add Toppings (added calories/pizza)	2.25 (15-850 cal)	2.50 (20-1200 cal)	2.75 (25-1560 cal)	3.00 (45-1700 cal)
CHICAGO-STYLE DEEP DISH Chicago's famous deep dish is a buttery crust filled with mounds of Mozzarella & topped with Rosati's marinara sauce.		15.99 (800 cal/slice)	20.99 (800 cal/slice)	
Add Toppings (added calories/pizza)		2.00 (10-430 cal)	2.50 (10-430 cal)	
10" GLUTEN-FREE THIN CRUST A delicious & crispy gluten-free crust (200 cal/slice)			12.99 (200 cal/slice)	

Good things come to those who wait! Please allow extra time.

Customize Your Toppings *Double Ingredient Charge

MEAT (added calories)	VEGGIE (added calories)	& MORE (added calories)
Italian Sausage 580-1140	Mushroom 20-45	Extra Cheese 180-440
Pepperoni 350-710	Onion 35-80	Anchovies 100-180
Canadian Bacon 130-270	Green Pepper 130-270	Banana Peppers 15-40
Meatball 130-270	Black Olives 130-270	Hot Giardiniera 65-80
Bacon 850-1700	Green Olives 190-430	Jalapeno 20-50
Grilled Chicken* 350-740	Tomato 90-230	Pineapple 110-200
Italian Beef* 190-420	Fresh Garlic 80-170	
	Sautéed Spinach 70-180	

ROSATI'S MONSTER

**** SPECIALTY PIZZAS ****

Prices and calorie counts based on Thin Crust base. No substitutions. *Vegetarian Option Add 2.00 for Double Dough (adds 240 cal/12", 380 cal/14", 480 cal/16" & 430 cal/18")

*Specialty Pizzas are only available as full pizzas on Thin Crust or Double Dough

	12"	14"	16"	18"
FABULOUS FOUR Gourmet Italian sausage, mushroom, onion & green pepper	22.99 (270 cal/slice)	24.99 (250 cal/slice)	26.99 (220 cal/slice)	29.99 (220 cal/slice)
MEAT MANIA Gourmet Italian sausage, meatball & pepperoni with bacon on top	22.99 (380 cal/slice)	24.99 (360 cal/slice)	26.99 (300 cal/slice)	29.99 (300 cal/slice)
CLASSIC COMBO Gourmet Italian sausage, pepperoni, mushroom, onion, green pepper & black olives	26.99 (270 cal/slice)	28.99 (250 cal/slice)	30.99 (270 cal/slice)	33.99 (270 cal/slice)
THE WINDY CITY Gourmet Italian sausage, fresh garlic, onion & Rosati's hot giardiniera	22.99 (270 cal/slice)	24.99 (250 cal/slice)	26.99 (270 cal/slice)	29.99 (270 cal/slice)
THE VEGGIE Mushroom, onion & green pepper with tomato on top	22.99 (150 cal/slice)	24.99 (160 cal/slice)	26.99 (160 cal/slice)	29.99 (150 cal/slice)
WHITE PIZZA Gourmet Italian sausage, meatball, onion, black olives, mozzarella & pepperoni with tomato on top	22.99 (170 cal/slice)	24.99 (150 cal/slice)	26.99 (170 cal/slice)	29.99 (170 cal/slice)
THE HAWAIIAN A blend of Rosati's pizza & BBQ sauce, topped with Canadian bacon & pineapple	18.99 (150 cal/slice)	20.99 (140 cal/slice)	22.99 (130 cal/slice)	25.99 (150 cal/slice)
ROSATI'S MONSTER Gourmet Italian sausage, meatball, pepperoni, Canadian bacon, onion, black & green olives, mushroom & green pepper with tomato and bacon on top of the crust with added edge	30.99 (510 cal/slice)	33.99 (480 cal/slice)	36.99 (470 cal/slice)	40.99 (440 cal/slice)

**** BEVERAGES ****

We Proudly Serve Pepsi Products! Ask About Our Selection

20 OZ. BOTTLE (0-300 cal) 2.50
2-LITER BOTTLE (0-930 cal) 3.50

**** SANDWICHES ****

Served with French Fries (640 cal) or substitute a Side Salad (90-420 cal) for only 2.00 more. Ask for Sweet Peppers or Hot Giardiniera on your sandwich for no charge!

ITALIAN BEEF (610 cal) 12.99
THE CHEEF (790 cal) 14.99
ITALIAN SAUSAGE COMBO (940/950 cal) 9.99
MEATBALL PARMIGIANA (1110 cal) 12.99
CHICKEN PARMIGIANA (840 cal) 12.99

* Try Any Sandwich on Garlic Bread - (adds 370 cal) 1.00

* Try Any Sandwich with Mozzarella Cheese - (180 cal) 2.00

* Extra Sides of Sweet Peppers (50 cal) or Rosati's Hot Giardiniera - (25 cal) 1.00

**** SPECIALTY PASTAS ****

Pastas are served with a side of Garlic Bread (500 cal) & Romano Cheese (40 cal). Serves 1-3

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 ****

PASTA	ADDITIONS
Penne 850	Italian Sausage 4.50
Fettuccine 850	Meatballs 2.00
Spaghetti 850	Grilled Chicken 3.75
	Sautéed Mushrooms 2.60
	Sautéed Onions 80
	Sautéed Spinach 2.60
	Sweet Peppers 1.80
	Fresh Garlic 3.00
	Baked Mozzarella 1.60
	Rosetta 1.90
	Further Additions (each) 2.00

only 14.99

* Pastas are served with a side of garlic bread (500 cal) & Romano cheese (40 cal) Serves 1-3

**** DESSERTS ****

TWO CANNOLIS (540 cal) 6.99
ZEPPOLE (210 cal) 8.99

**** CALZONES ****

CHEESE CALZONE Crisp baked Italian turnover with Rosati's pizza sauce & Mozzarella cheese. Served with a side of marinara sauce. (990 cal) 10.99

* 2.00 per topping, maximum of 4 toppings (adds 10-430 cal)

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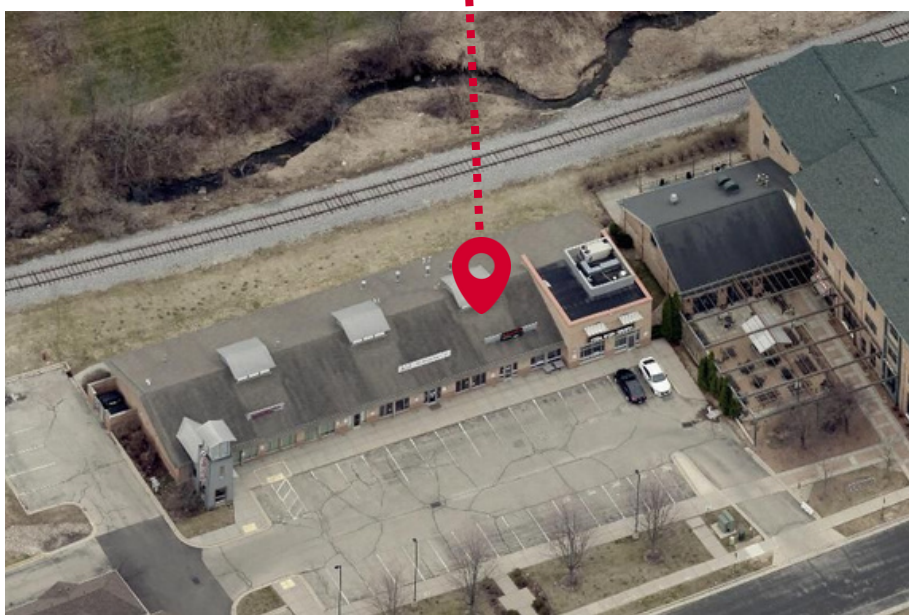
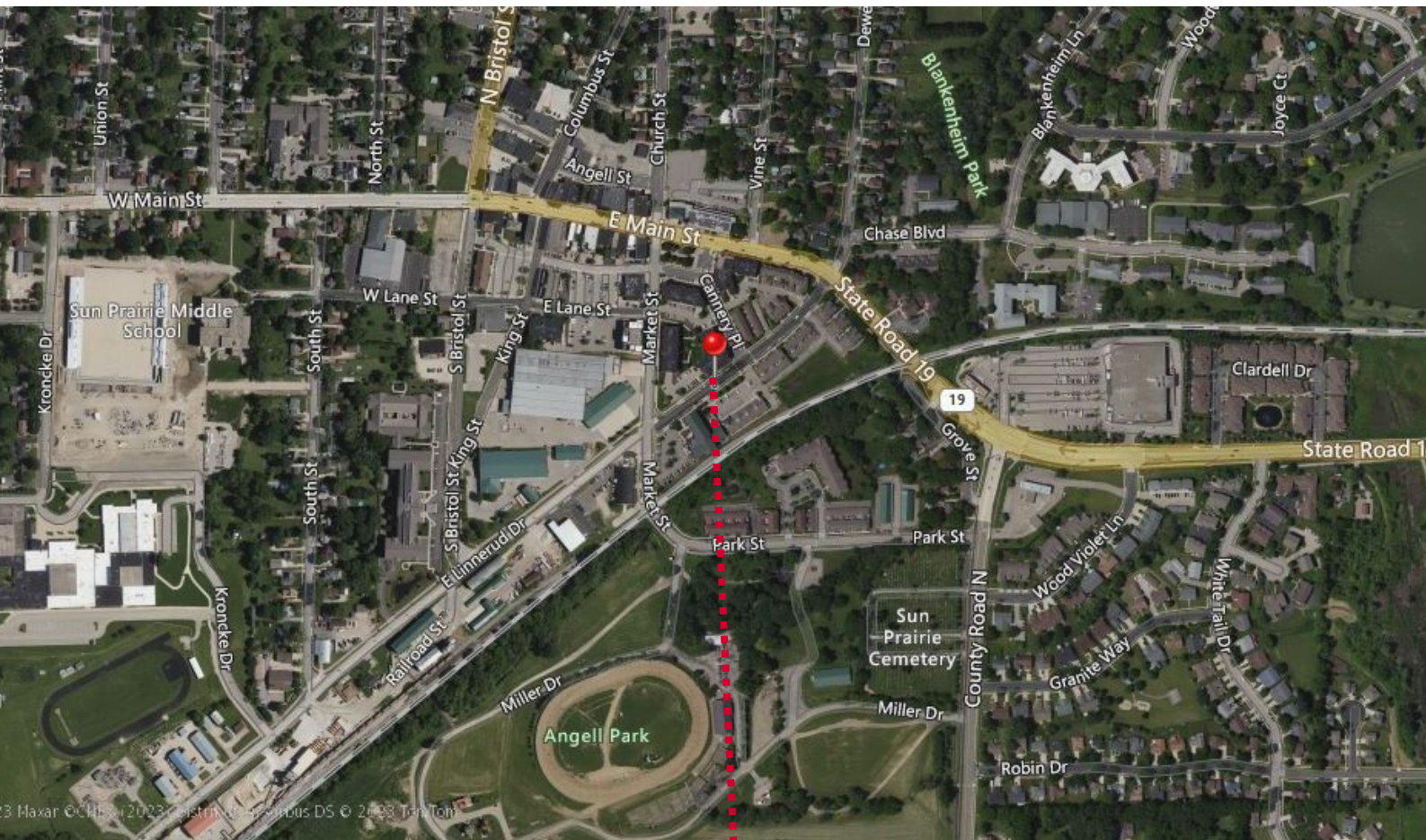
100 Bridge Avenue East, PO Box 739, Delano, MN 55328
763-972-9077 | www.hscbrokers.com

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%

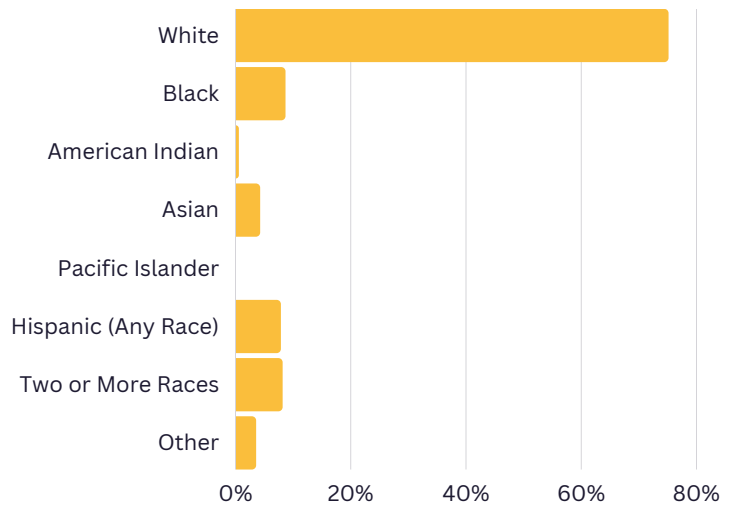


AREA BUSINESSES

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

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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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.