



REAL
INTERNATIONAL

Offering Memorandum



Gong cha

| \$250,000

CONFIDENTIALITY & RESTRICTED USE AGREEMENT



This Confidential Offering Memorandum (“COM”) is provided by Real International (RI), solely for your consideration of the opportunity to acquire the commercial property described herein (the “Property”). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of RI. This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by RI for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. RI has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon RI. The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title. BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from RI relating to the Property, whether oral, written or in any other form (collectively, the “Information”), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to RI, all or any part of this COM or the Information; (3) upon request by RI at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless RI all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party’s acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that RI shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with s

*This Gong Cha franchise is fully staffed, operational,
and ready for an investor/business owner to take this
business to the next level.*

***CONTACT US TO GET DETAILS
ON THIS GREAT OPPORTUNITY.***

LYNN YUAN, CCIM

Owner, Founder

☎ 512-298-1899

lynn@realinternational.com

ROBERT LLOYD, CCIM

Commercial / Business Sales

☎ 512-298-1899 ☎ 512-688-7549

robert@realinternational.com

INVESTMENT SUMMARY



\$250,000

***Franchise Plus
All Related Assets***

***Assume Lease in
1,300 SF Retail Space.***

Gong Cha today is one of the most recognized bubble tea brands around the world. Known for quality tea and service, Gong Cha has withstood its reputation against many existing competitors.

Founded in 2006 in Kaohsiung, Taiwan; Gong Cha, which translates to “tribute tea for the emperor” opened its doors into a highly saturated bubble tea market.

The success of Gong Cha in Taiwan was proof that customers responded favorably to the premium quality tea, products & services offered:

Fresh Tea brewed every 4 hours

Pearl (bubbles) cooked to perfection every 4 hours

Tea sourced from the finest Taiwan tea estates

Strict quality control for all ingredients

Gong Cha USA specialty known as “Milk Foam” became a hit with many customers as it offered a new take on tea-based drinks. Our milk foam is a slightly salted cream topping above freshly brewed tea.

Gong cha 貢茶

REAR OPPORTUNITY



OFFERING OVERVIEW

Address

13201 Ranch Rd 620 N #206, Austin,
TX 78717

	Gong Cha
Asking Price	\$ 250,000.00
Annual Gross Revenue	\$ 350,000.00
Cash Flow (Monthly)	\$ 12,000.00
% sales to franchise	See Notes
Franchise Fee	\$ 34,500.00
Food cost	15%
Manager Cost	See notes
Asst. Manger	See Notes
Number of employees	8-10
Store size (SF)	1,300
Total monthly rent	\$ 2,455.00
Rent / SF	\$22.7/SF
Percentage Rent	None
Lease Term	Dec 2022

Expenses

NN - Landlord is responsible for roof, parking, structure & administration of CAM. See Tenant Lease Abstracts for more information

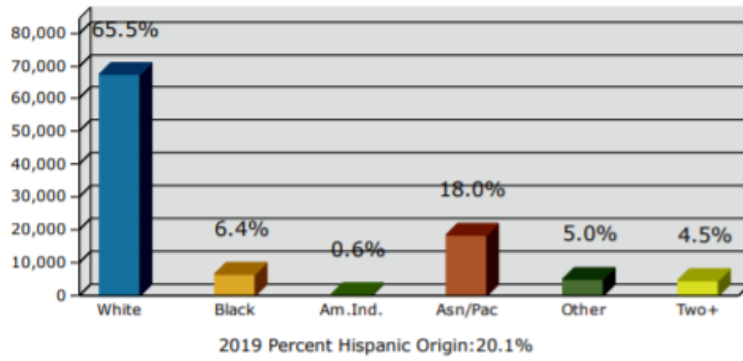


DEMOGRAPHICS

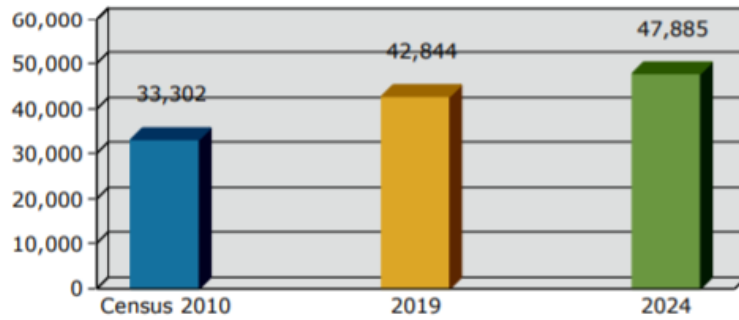
This area in North Austin is rapidly growing in both residential and commercial business. Apple and other tech companies are making large investments in this area. This is a great opportunity to take advantage of this growth.

Gong cha has its own established customer base. Its brand name and their popular high quality drinks are big attractions to customers. In another word, Gong cha is the Starbucks in the bubble tea drink market.

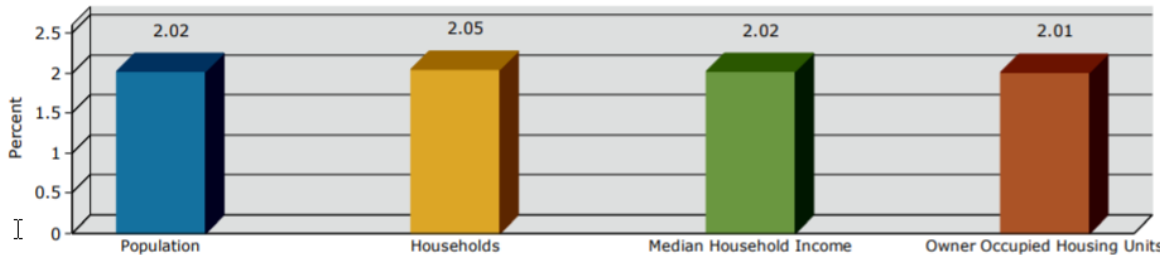
2019 Population by Race



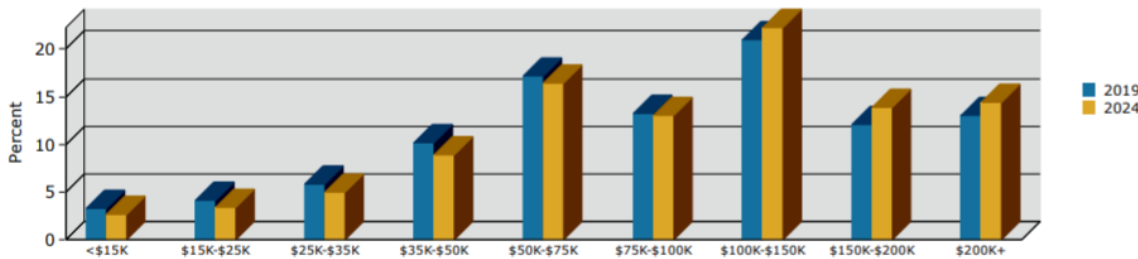
Households



2019-2024 Annual Growth Rate



Household Income



residential BROKERAGE SERVICES



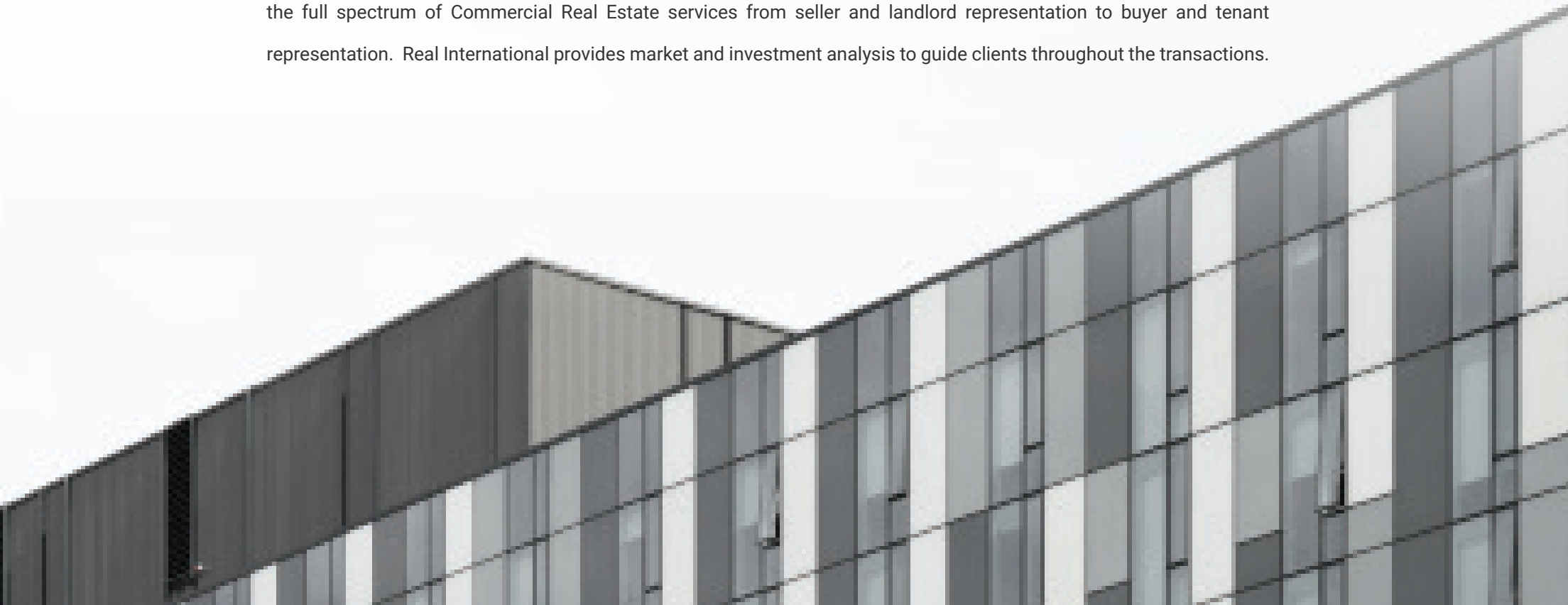
Our Realtors specialize in all aspects of residential brokerage, whether you're planning on selling your property or looking for a home. We can handle the full spectrum of residential services with seller or buyer representation. If you are interested in residential real estate investment, REAL International can also handle acquisition and disposition of investment properties. We are constantly researching market trends, and also offer market research and consulting for residential real estate. Real estate can be a fast-paced market, and we can help you understand all aspects of Central Texas' vibrant real estate sector so that you can be assured you're making the best choices for your needs.



commercial BROKERAGE SERVICES



Integrity and Trust are an essential part of our Commercial Real Estate Services. Our depth of experience in the Austin market means you'll get the latest information about an ever-shifting Commercial Real estate market that is one of the most dynamic in the country - and our cultural support means that clients from Asia work with CCIM experts who understand their priorities and values and can help translate those into the best transactions for their needs. We offer the full spectrum of Commercial Real Estate services from seller and landlord representation to buyer and tenant representation. Real International provides market and investment analysis to guide clients throughout the transactions.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement. Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

info@realinternational.com

(512) 298 1899

www.realinternational.com



AUSTIN HEADQUARTERS

11770 Jollyville Rd, Austin, TX 78759

SHANGHAI

18th Floor, Union Building, 100 Yan An Dong Road,
Shanghai 200002, China