



This restaurant business 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.](#)

Price = \$28,000

DO NOT CONTACT THE BUSINESS

Lynn Yuan, CCIM
Owner, Founder
O 512-298-1899
lynn@realinternational.com

Robert Lloyd, CCIM
Commercial / Business Sales
O 512-298-1899
C 512-688-7549
robert@realinternational.com



REAL
INTERNATIONAL

Business INFO



Price: \$28,000

For Sale: Business and all related assets, assume Lease in Apprx. 1,400 SF retail space.

Location: Cedar Park

DO NOT CONTACT THE BUSINESS

This Restaurant is located in North Buttercup creek area of Cedar Park, Tx., a high traffic area. The business is fully operational fully equipped and operational. this business has been in operation at this location fro 16 years and has established a loyal client base. The majority of the orders are takeout, 90% plus of the orders are on-line or phone call takeout orders. The reason the owners are selling is they have decided to retire. There is a rare opportunity for a new owner to take an already established and operational business and grow it trough marketing which is not currently being done.

Background:

Successfully opened since 2002, we plan on continuing our great service and friendly staff. With our infusion of the sweet and savory, you're sure to find a dish that you'll love. We start with only the freshest ingredients to stir fry delicious melodies of tastes and colors that are sure to delight the senses.

We have a comfortable seating area so come on in! If you can't make it, we also deliver to a large surrounding area six days a week. Be sure to place deliveries at least 30 minutes prior to closing. Got a preference? We can accommodate!

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PROPERTY DETAILS

Lease Information

Apprx. SF	1,400
Lease Type	NNN
Termination Date	2021
Base Rent	
Total Rent	\$2,500
Price/SF	\$21.4/SF
Terms	2 5 year Options

additional Cost/Fees

Electrical	Individually metered (Tenant pays)
HVAC	Individual climate controlled units
Hot Water	Individual heaters
Water/Sewer	Master-metered/RUBS

Equipment

Assets	Asset list will be provided
Kitchen	Fully equipped and operational
Dinning Area	Fully furnished

PARKING

Total Spaces	Large parking lot
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Financials

Annual Cash Flow	Call for Information
Annual Revenue	\$221,000



Comments

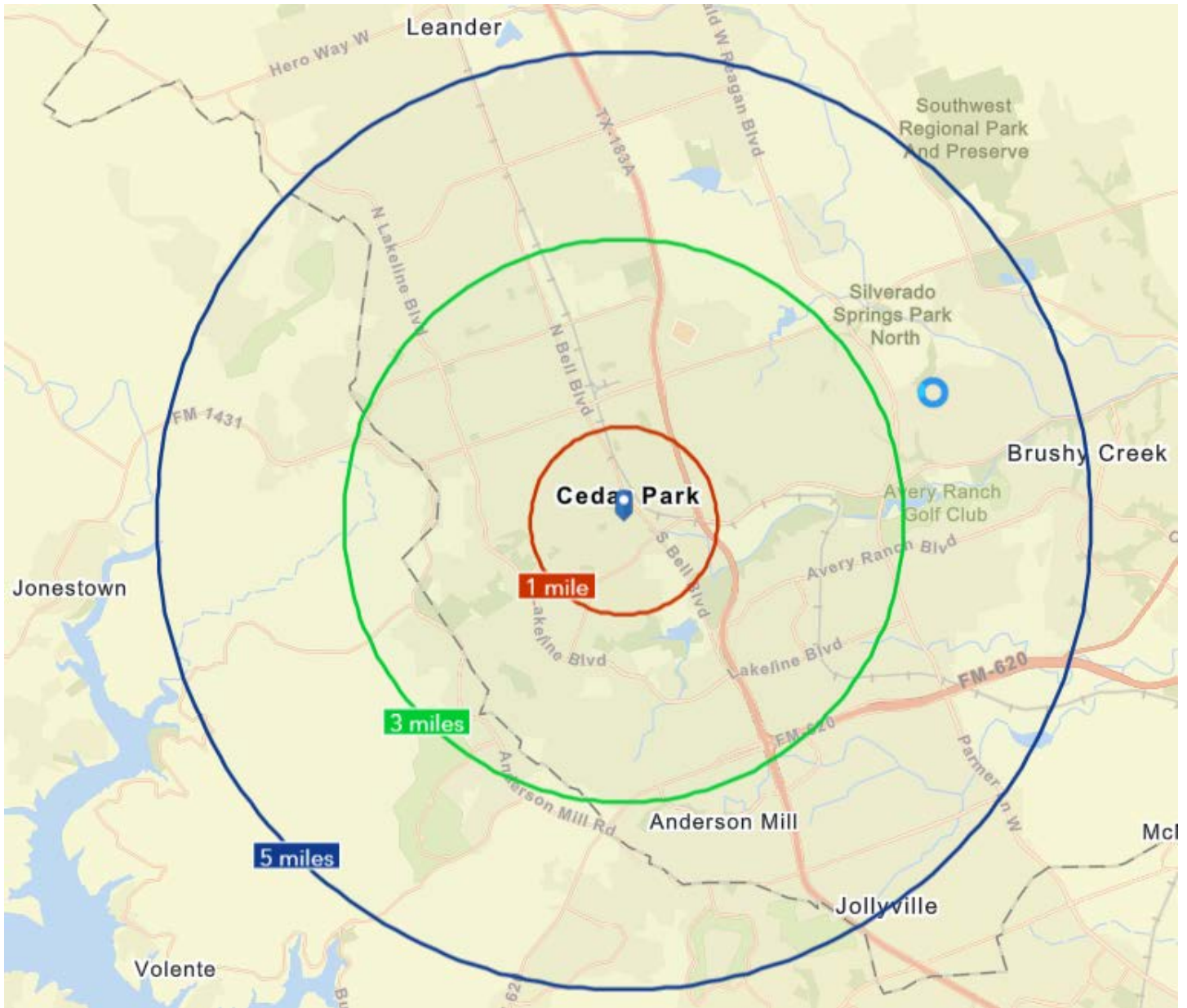
- This restaurant has a solid revenue base that is established and ready to grow with focus on the business and marketing.
- Great location in Cedar Park in a high traffic area and high income population.

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REAL
International

LOCATION MAP



REAL
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KEY FACTS

88,060

Population



Average Household Size

34.7

Median Age

\$86,319

Median Household Income

BUSINESS



3,106

Total Businesses



29,928

Total Employees

INCOME



\$86,319

Median Household Income



\$40,760

Per Capita Income



\$153,493

Median Net Worth

EDUCATION

4%

No High School Diploma



17%

High School Graduate



33%

Some College



46%

Bachelor's/Grad/Prof Degree

EMPLOYMENT



78%

White Collar



11%

Blue Collar



10%

Services

3.1%

Unemployment Rate

Households By Income

The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: <\$15,000 (3.5%)

Indicator	Value	Difference	
<\$15,000	3.5%	-4.1%	
\$15,000 - \$24,999	4.5%	-2.0%	
\$25,000 - \$34,999	6.0%	-0.7%	
\$35,000 - \$49,999	10.7%	-0.6%	
\$50,000 - \$74,999	17.8%	+0.1%	
\$75,000 - \$99,999	14.4%	+1.8%	
\$100,000 - \$149,999	23.0%	+5.5%	
\$150,000 - \$199,999	10.3%	+1.4%	
\$200,000+	9.8%	-1.3%	

Bars show deviation from Travis County



LifeMode Group: Ethnic Enclaves

Up and Coming Families

7A

Households: 2,901,200

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing; longer commute times (Index 217).

SOCIOECONOMIC TRAITS

- Education: 67% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71% (Index 114) and low unemployment at 4.6% (Index 84).
- Most households (61%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

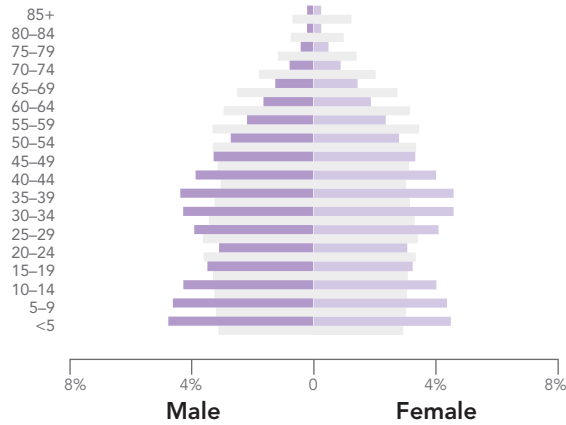
Up and Coming Families



AGE BY SEX (Esri data)

Median Age: **31.4** US: 38.2

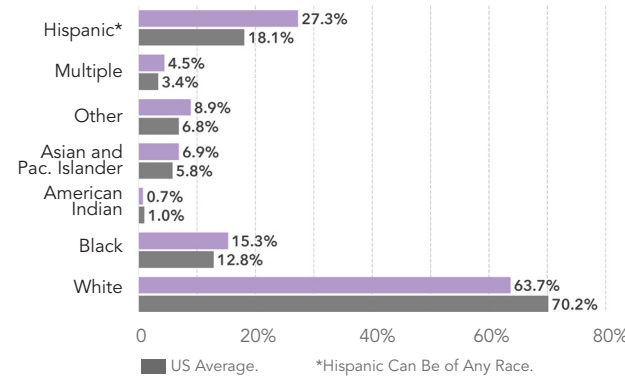
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **73.9** US: 64.0



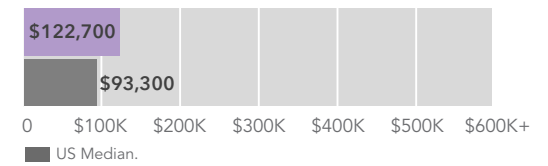
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

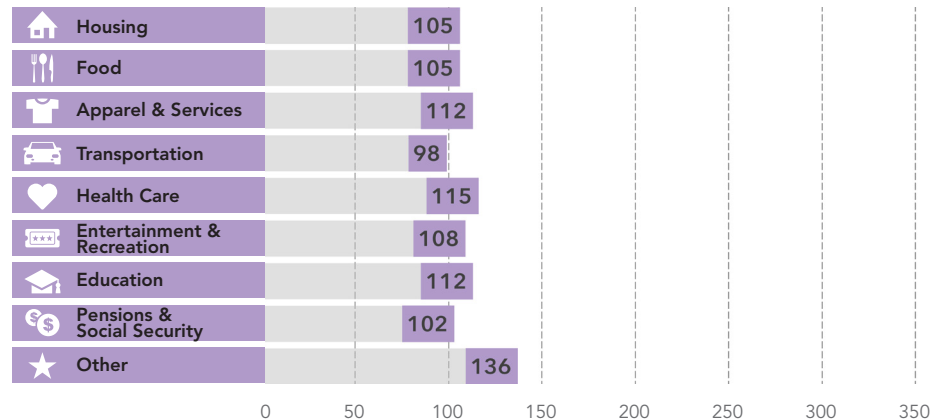


Median Net Worth



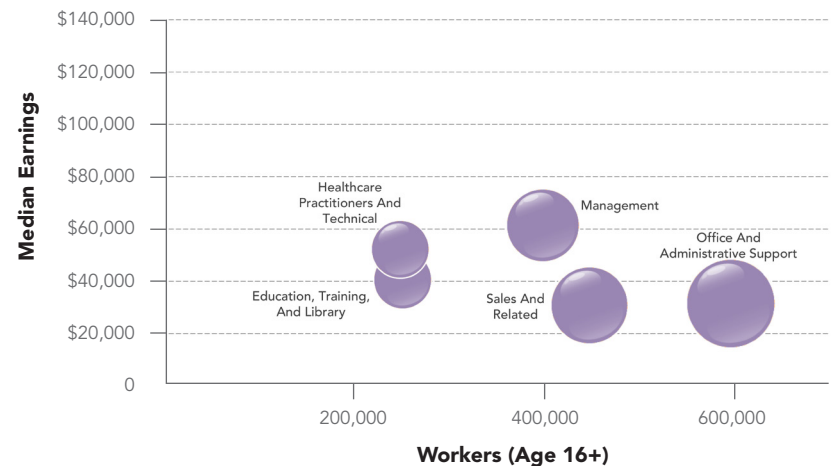
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

HOUSING

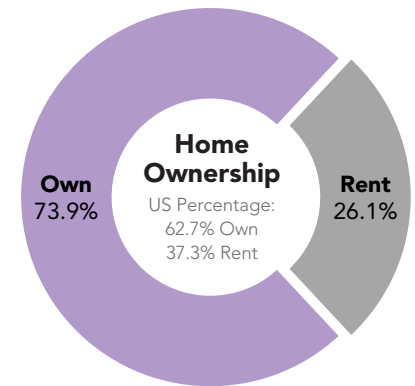
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

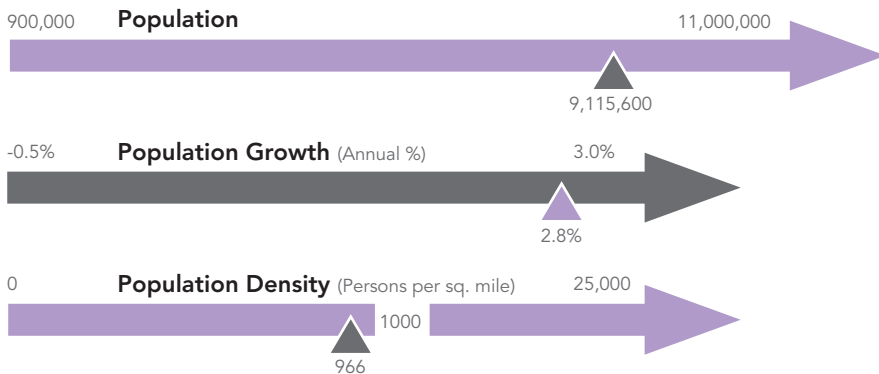
Median Value:
\$194,400

US Median: \$207,300



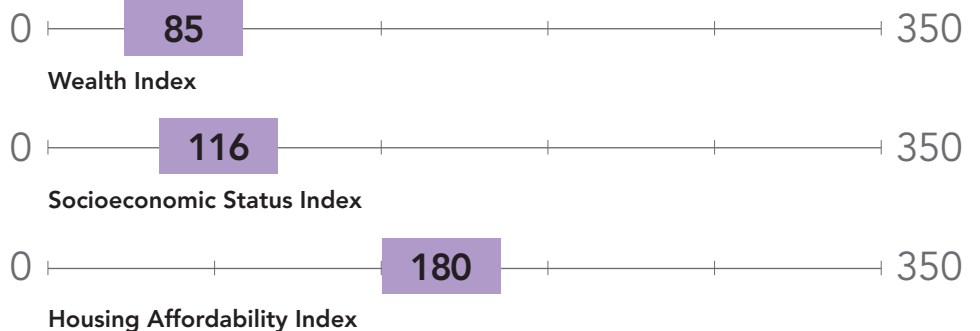
POPULATION CHARACTERISTICS

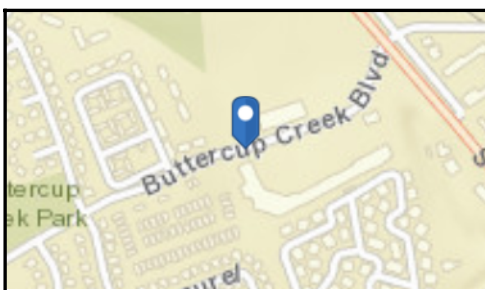
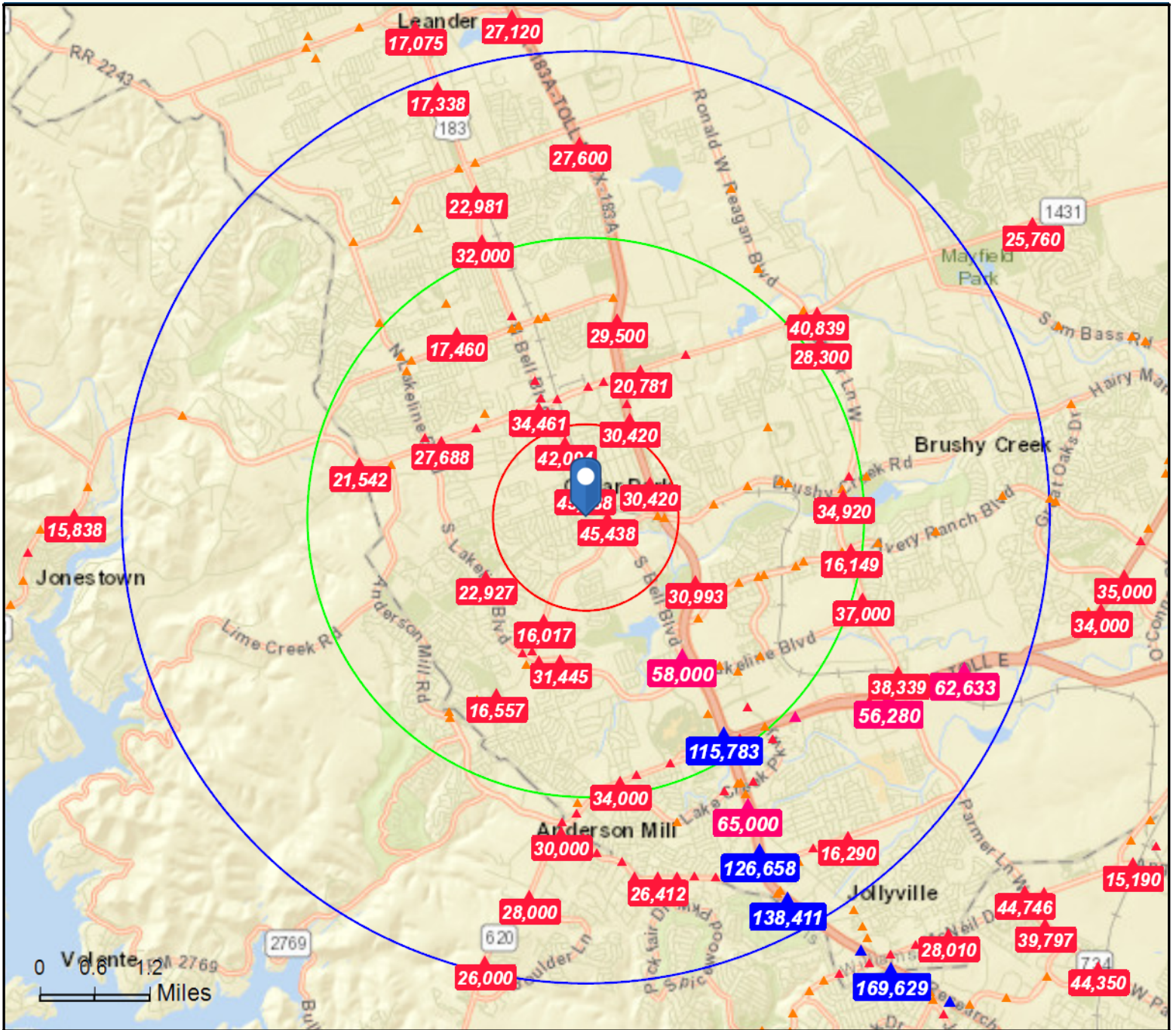
Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





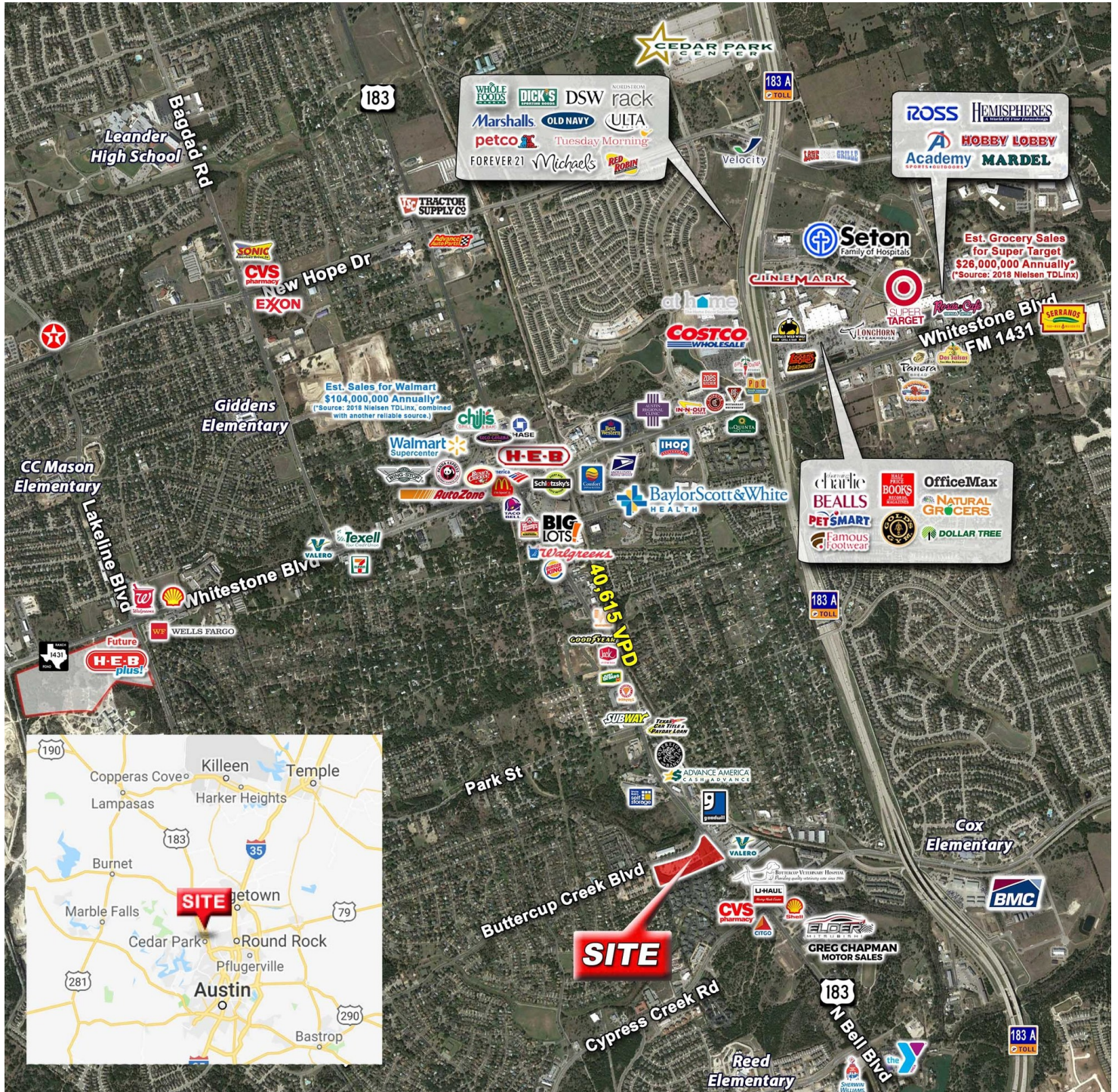
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

The Commons at Buttercup Creek

CEDAR PARK, TX 78613



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CORPORATE STATEMENT

REAL INTERNATIONAL BUILDS RELATIONSHIPS, FUTURES,
AND WEALTH BY PROVIDING REAL ESTATE BROKERAGE,
MANAGEMENT, AND INVESTMENT OPPORTUNITIES WHILE ALSO
OFFERING GUIDANCE AND EDUCATION TO OUR STAKEHOLDERS.

OUR EXPERTISE

When buyers and investors choose to work with REAL International, they're choosing a firm that has fully-integrated brokerage and investment services with deep local experience and knowledge of international cultures and business.

With 25 years in the Austin market, our team has expert knowledge of the local market and its trends. We also have a comprehensive CCIM skill set that we can put to use for our clients, including ethics, interest-based negotiation, financial analysis, market analysis, user decision analysis, and investment analysis for commercial real estate investment. Our expertise extends outside of Central Texas too.

Thanks to the global reach of the CCIM network and the unparalleled knowledge and experience of our team, REAL International is able to provide in-depth expertise across North America and Asian countries. Our CCIM designation means we have access to an international CCIM professional platform, which in turn gives our clients access to information and a private exchange platform only available to CCIM experts. For those reasons, REAL International has become a recognized expert in residential and commercial real estate brokerage, capital investment, real estate development, and property management services.

The work we do is personal - not just because we care about our clients and are passionate about our mission. The team at REAL International is made up of investors who understand the needs and processes that will help our clients meet their goals because we've been through those processes ourselves.

REAL International has been serving the Central Texas area since 2009, with two decades of hands-on real estate experience.

During the past two decades the Austin area has seen tremendous growth cycles, experienced real estate growth related to new industries, and weathered economic lulls. Our team has been there the entire time, and has gained the kind of experience that comes only from work put in over time.

Our experience goes beyond the Austin market as well, with several decades of real estate brokerage and investment work in other U.S. markets and internationally in Asia. That gives us unique insight not only into U.S. markets, but into the nuances of deals with international clients.

REAL International Team



Lynn Yuan, CCIM
Owner, Founder
O 512-298-1899
lynn@realinternational.com

CEO Lynn Yuan (CCIM) started real estate investment in 2000, founded Austin 360 Home in 2009 during the global financial crisis when market presented attractive opportunities for real estate investors, forming the roots of what would become Real International in 2017. Austin 360 Home provided residential real estate and property management services, and was joined by Real Capital Group in 2013, which provided real estate investment services.



Robert Lloyd, CCIM
Commercial / Business Sales
O 512-298-1899
C 512-688-7549
robert@realinternational.com

Account Manager, Commercial / Business Brokerage Robert Lloyd (CCIM) started real estate investment in 1998 while working in Silicon Valley as a Sr. Manager of Engineering with multi-national Corps. After moving back home to Texas Robert joined REAL International and continued to invest in Commercial properties and complete his Certification with CCIM. Robert now leads the commercial and business sales for Real International helping our clients achieve their financial goals.

info@realinternational.com
(512) 298 1899
www.realinternational.com

AUSTIN HEADQUARTERS

11770 Jollyville Rd, Austin, TX 78759

DALLAS

5048 Tennyson Pkwy #250, Plano, TX
75024

HOUSTON

6918 Corporate Dr. STE A-13,
Houston, TX 77036

SHANGHAI

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



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Austin 360 Home Realty</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9003164</u> License No.	<u>lynn@austin360home.com</u> Email	<u>512-298-1899</u> Phone
<u>Lynn Yuan</u> Designated Broker of Firm	<u>609490</u> License No.	<u>lynn@austin360home.com</u> Email	<u>512-298-1899</u> Phone
<u>Lynn Yuan</u> Licensed Supervisor of Sales Agent/ Associate	<u>609490</u> License No.	<u>lynn@austin360home.com</u> Email	<u>512-298-1899</u> Phone
<u>Robert Lloyd</u> Sales Agent/Associate's Name	<u>661120</u> License No.	<u>bob@ausrin360home.com</u> Email	<u>512-688-7549</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

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