




**Listing #:** 18222      **Title:** Sip into Success, Sweet Opportunity Boba Tea Shop for Sale  
**SIC Code:** 5812      **Category:** Restaurants / Restaurant Tea Room  
**County:** Confidential      **City:** Confidential      **Zip/Postal Code:** Confidential      **State/Prov:** California      **Country:** United States



<b>Status</b>	Active
<b>Listed Price</b>	\$395,000
<b>Down Payment</b>	\$217,000
<b>Discretionary Earnings</b>	\$67,707
<b>Revenue</b>	\$146,508
<b>Total Assets Included</b>	\$41,133
<b>Real Estate Included in Price</b>	-

**Business Description**

This boba shop is a vibrant and dynamic shop nestled in the bustling heart of a college town. They specialize in serving an array of delicious and innovative boba tea creations crafted with premium ingredients and a touch of creativity. With a prime location and a dedicated student and community following. This shop is poised as a go-to destination for refreshing beverages and a cozy hangout spot for students and locals alike.



**Contact Information**

**Terry Watts**

*Business Intermediary*  
DRE#02191771

Office: 916-905-4997  
 Fax: 916-905-1430  
 Email: [tj.watts@murphybusiness.com](mailto:tj.watts@murphybusiness.com)

**Facilities/Location/Real Estate**

This is 1,050 sq ft shop. This is located in the older part of town. This is a very high traffic area with college students.

**Historical Financial Summary**

Data Source	P/L Statement	P/L Statement	Tax Return	(N)	(N)
Year (Cash Flow)	2024	2023	2022		
<b>Gross Revenue</b>	\$146,508	\$625,098	\$5,257		
<b>Cost of Goods</b>	\$31,251	\$152,319	\$1,789		
<b>Gross Profit</b>	\$115,257	\$472,779	\$3,468		
<b>Expenses</b>	\$47,550	\$237,240	\$25,574		
<b>Net</b>	\$67,707	\$235,539	\$-22,106		
<b>Benefits</b>					
<b>Total Add Backs</b>	\$0	\$0	\$692		
<b>Owner Benefit</b>	\$67,707	\$235,539	\$-21,414		

**Reason For Sale**

The sellers are looking to pursue other business opportunities.

**Products, Services & Licenses**

To run this business, you only need a California Business License. No other licenses are required.

**Operations**

Year Established 2022  
 Year Owned 2022  
 Form of Ownership Limited Liability Company (LLC)  
 Absentee Owner No  
 Hours Owner Works 40  
 Days & Hours Monday-Sunday 11am-8pm  
 Number of Employees - ft 6 pt  
 Managers 2

**Location**

Type of Location Commercial  
 Square Footage 1,050  
 Lease/Month \$1,687  
 Lease Expires 10/31/2025  
 Terms & Options 09/15/22 - 11/14/22 \$0.00 (2 months rental rebate), No Additional Charges 11/15/22 - 11/30/22 \$550.00 (half month rent), plus \$288.72 Additional Charges 12/01/22 - 10/31/25 \$1,100.00 (approx. \$1.04 per sq. ft.), plus full Additional Charges  
 Relocatable No  
 Home Based No  
 Franchise No

**Assets/Liabilities**

Accounts Receivable  
 Inventory \$17,821  
 F F & E \$23,312  
 Leasehold \$3,009

**Included in Sale**

- Real Estate  
 Yes Liabilities  
 Yes Other  
 No Total Assets

**Amount**

-  
 \$41,133

**Included in Sale**

-  
 -  
 -

**Assets/Liabilities Comments**

This will sold with all of the furniture and the inventory that will be needed to successfully run the business.

**Financing/Terms**

Assumable Notes Amount: \$0  
 Seller Financing - Business Amount: \$178,000  
 Third Party Financing Amount: \$0  
 Seller Financing - Real Estate Amount: \$0

**Lender Prequalified: No**

Mos: 0 Rate: 0.00%  
 Mos: 36 Rate: 6.00%  
 Mos: 0 Rate: 0.00%  
 Mos: 0 Rate: 0.00%

**Visa Qualified:**

Mo. Pmt: \$0  
 Mo. Pmt: \$5,415  
 Mo. Pmt: \$0  
 Mo. Pmt: \$0

**Financing Comments**

**Non Compete 5 miles 3 years**

**Training & Support 4 weeks \$0 costs**

**Competition**

There are 3 other boba shops within a 10 mile radius.

**Potential for Growth**

Growing a boba shop involves a combination of strategic marketing, operational improvements, and customer engagement. Focus on exceptional customer service to build positive relationships and customer loyalty. Implement a loyalty program to reward frequent customers with discounts or free items after a certain number of purchases.

**Detail Income Statement Add Backs**

<b>Data Source Year (Cash Flow)</b>	<b>P/L Statement 2024</b>	<b>P/L Statement 2023</b>	<b>Tax Return 2022</b>	<b>(N)</b>	<b>(N)</b>
<b>Revenue</b>					
<b>Cost of Goods Sold</b>					
<b>Expenses</b>					
Internet and Cable	\$0	\$0	\$692		
<b>Total Add Backs</b>	<b>\$0</b>	<b>\$0</b>	<b>\$692</b>		

The information contained in this Business Listing Information report was obtained from the business owner. Although believed to be factual, Murphy Business, its franchisees, brokers and agents make no representations or warranties as to the completeness or accuracy of the information. Anyone considering purchasing this business is advised to verify all the information directly with the business owner.