

CONFIDENTIAL OFFERING MEMORANDUM

Zoup! | 4334 Grape Rd. | Mishawaka, IN 46545



NAI Cressy P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [t](#) [f](#) [v](#)
200 N. Church Street, Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Shawn Todd
Senior Broker, Business Broker
D 574.485.1520
stodd@cressy.com

BUSINESS SUMMARY

Business Sale! Zoup! is a nationally recognized brand serving the Michiana area for 9 years. This 1,982 SF franchise is easy to operate with no deep fryers and no hood system. Zoup! serves fresh soups, salads, sandwiches, macaroni and cheese, and grain and broth bowls with new items constantly being added. A huge selection of delicious soups are delivered frozen for easy storage and heating. On-line ordering system for pick up or catering.

The business currently does about 15% of its revenue in catering with the opportunity to grow that side of the business. This store is in the top 10 of the franchise.

Zoup! Corporate is planning a branding change in 2024 to Zeats! which will help capitalize on the variety of foods served at the restaurant.

Location is leased with new lease renewal coming in 2024. The small staff and management will remain after the sale of the business.

www.zoup.com

Business Summary

2023 Revenue \$600,882.65

Gross Profit \$391,329.88

Owner Cash Flow \$68,526.24

Offering Price and Terms **\$125,000** includes the business only.

CONFIDENTIAL OFFERING MEMORANDUM

Zoup! | 4334 Grape Rd. | Mishawaka, IN 46545

Exclusive Advisor:

SHAWN TODD

Senior Broker, Business Broker

574.485.1520

stodd@cressy.com

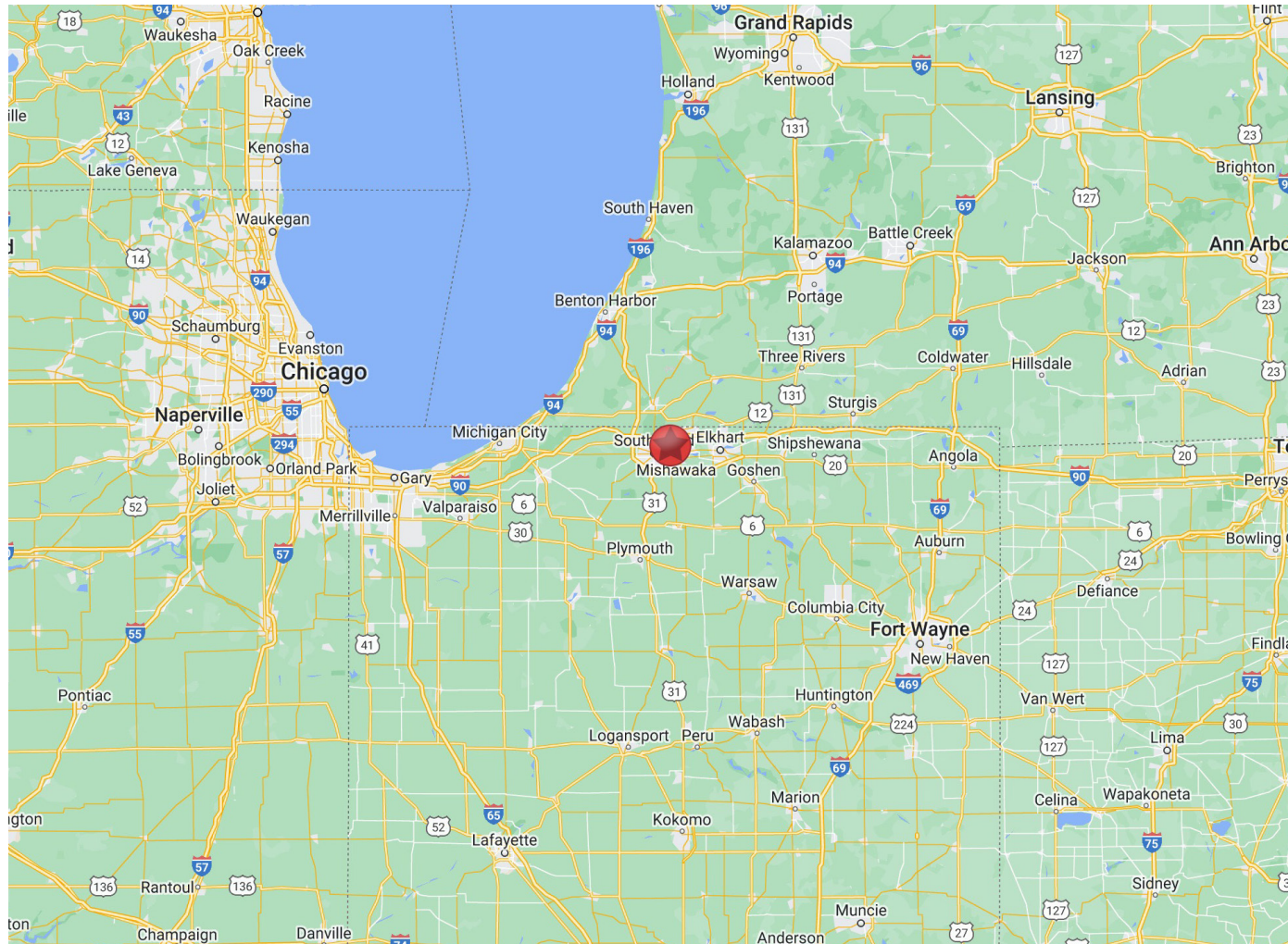


BUSINESS STRENGTHS

CONFIDENTIAL OFFERING MEMORANDUM

Zoup! | 4334 Grape Rd. | Mishawaka, IN 46545

This 1,982 SF turn-key single unit quick serve franchise restaurant is located in a high traffic retail/restaurant corridor. The restaurant's small staff and management will remain after the sale. The store is in the top 10 of the franchise and has consistent sales and income. This is a nationally recognized brand which offers the ability to own franchise for half the investment of a new store.



NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 4334 Grape Rd., Mishawaka, IN (the "Property"), by the owner of the Property ("Seller").

The Business is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Shawn Todd

Title: Senior Broker/Business Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: stodd@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2024.

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060