

Confidential Investment Opportunity

Exceptional Multi-Unit QSR

Acquisition Opportunity | Florida Markets



Listing ID: 4110-00485

Business Highlights

This offering is a rare, institutional-scale opportunity to acquire a 10-unit portfolio of quick-service restaurants operating under a nationally recognized Mexican brand with a 24 year legacy and 700+ locations worldwide. The portfolio is strategically located across high growth Florida markets, delivering strong brand recognition, steady customer demand, and immediate scale — attributes attractive to private equity groups, strategic consolidators, and experienced multi-unit operators. Ownership has invested materially to preserve and modernize the footprint: over \$1.0M was spent on FF&E and franchisor-mandated upgrades in early 2024. The portfolio carries a strong asset base, positioning a new owner to execute cash-flow acceleration and operational improvements immediately.

Investment Thesis

- ▣ **Immediate scale and market footprint.** Ten profitable locations under one ownership - rare in the franchise space - enable deal-level economies and centralized management.
- ▣ **Proven revenue growth.** FY2025 sales increased ~21% vs FY2024, demonstrating strong topline momentum.
- ▣ **Asset-led value.** Recent capital investments and \$4.69M in tangible assets reduce near-term CAPEX risk for a buyer.
- ▣ **Upside through operating focus.** The portfolio has clear levers for margin improvement (labor and overhead rationalization, centralized purchasing, marketing optimization, and operator presence), making it an attractive roll-up or platform investment.
- ▣ **Attractive buyout profile.** Brand strength + upgraded stores + stable cash flow create a transaction well suited to private equity, strategic acquirers, or experienced multi-unit operators seeking to scale in Florida.

List Price: \$3,600,000

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\$11,212,154

Y25 Gross Revenue

\$1,317,358

Y25 Discretionary Earnings*

\$8,108,820

Y25 Gross Profit

72.32%

Gross Profit Margin

* Discretionary Earnings reflect seller add-backs; detail available in the CIM.

Important Note on Leases

Each of the 10 locations operates under its own lease agreement, with individual lease terms, options, rental rates, and square footage. Prospective buyers should be aware that each location must be evaluated independently in terms of real estate commitments.

Listing Agents



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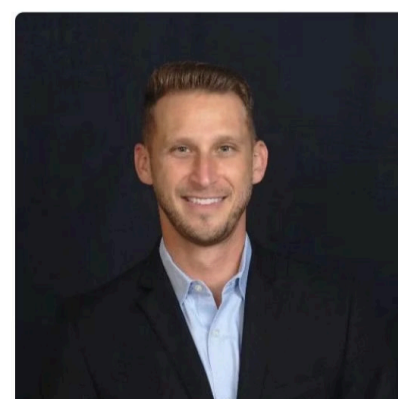


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