

# Leasing Assessment Tool©

Please provide the responses below that We Sell Restaurants may schedule showings on Second Generation lease space



- 1 Do you have an existing restaurant? YES  NO
- 2 Have you completed your menu? (please attach copy)
- 3 How many square feet do you need for your concept? Minimum/maximum  \_\_\_\_\_
- 4 Where do you want to be:
  - a. City/State \_\_\_\_\_
  - b. Neighborhood or Geography (i.e. Northside, Downtown, etc.) \_\_\_\_\_
- 5 What type of cuisine do you plan to serve? \_\_\_\_\_
- 6 Do you know your FICO credit score? Fill in number \_\_\_\_\_
- 7 When was the last time you checked your credit? \_\_\_\_\_
- 8 Have you completed a personal financial statement form? (please attach copy)
- 9 Do you have a business plan? (please attach copy)
- 10 Please answer the following questions regarding fixed costs and startup costs

<b>Monthly Fixed Costs</b>	
Ideal monthly rent including CAM, taxes, and insurance is:	_____
Any other Monthly Fixed Costs	_____
	<b>Subtotal</b>
How many months do you estimate you will need to operate before you are profitable?	_____
<b>Start Up Costs</b>	
First Month's Rent	_____
One Month Security Deposit	_____
Utility Deposits Required (\$3000 electric, \$1000 Gas, \$300 Water)	_____
What do you expect to pay for equipment to furnish the space (outside of hood, grease trap, and refrigeration) Note: If unknown, use \$35,000 for base estimate	_____
	<b>Subtotal</b>
<b>Total Start Up Capital Required:</b>	

- a. Does your cash on hand exceed the Total Start Up Capital Required?
- b. Do you have other sources of cash to show to the landlord? (list below)
- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Please return this along with your personal financial statement and menu to We Sell Restaurants so we may schedule a showing.