



Ziree Thai & Sushi  
401 W. Atlantic Avenue  
Delray Beach, FL. 33444

### **Business Summary**

Ziree Thai & Sushi is a family, women, and minority owned & operated restaurant in Delray Beach. We serve authentic Thai family recipes and Sushi using the freshest ingredients, while providing a friendly and comfortable atmosphere for our customers. So much so, many of our customers have become long time friends. We strive to provide the best quality food at an affordable price so our customers can enjoy the food we love!

Our business has been a staple in Delray Beach for 17 years (opened 2005) and have contributed to Atlantic Ave's growth westward over the years. Our community is incredibly important to us and we have supported local community projects and organizations year after year.

### **Project Description**

Our plan is to add additional seating outside our restaurant in a safe and unobtrusive way. Since COVID, we have limited the amount of seats indoors and would like to have the ability to add additional seating outside.

Our project proposal consists of the following to accommodate an approximately 600 sf outdoor dining area along the east and south sides of the existing Ziree Thai & Sushi Restaurant:

1. Removal of a portion of the steps along the south side of the property and installation a retaining wall with railing to establish a dining area;
2. Removal of a portion of the existing planter along the east side of the property and installation of a paver brick outdoor seating/dining area, replacement of the 2 trees with Cathedral Oak trees and upgrades to the remaining planter area;
3. Removal of 8 existing awnings and installation of 2 black shed style awnings at the dining areas and 1 at the entrance.

### **3 Year Financial Projections of Property Operations / Maintenance**

	<b>Projections of Property Operations / Maintenance</b>		
	<b>2022</b>	<b>2023</b>	<b>2024</b>
Office Expenses & Equipment	\$13,844	\$14,606	\$15,409
Furniture and Fixtures Expenses	\$5,688	\$6,001	\$6,331
Kitchen Equipment & Expenses	\$20,431	\$21,555	\$22,740
Maintenance & Repairs	\$45,507	\$48,010	\$50,650
Rent	\$44,940	\$47,412	\$50,019
Insurance	\$18,496	\$19,513	\$20,586
Utilities	\$23,264	\$24,544	\$25,893
Taxes, Licenses & Fees	\$12,691	\$13,389	\$14,125
Telephone & Wifi	\$6,173	\$6,512	\$6,871
Professional Fees	\$6,372	\$6,723	\$7,092
Salaries & Wages	\$322,512	\$340,250	\$358,964
<b>Total</b>	<b>\$519,918</b>	<b>\$548,513</b>	<b>\$578,681</b>