

SALIENT DATA

Name of Facility	928 – NE Neighborhood Pub
Size in sq. ft.	2,859 sq. ft.
No. of Seats:	100
<u>Lease Information:</u>	
Rate per sq. ft.	\$24 per sq. ft.
C.A.M.	\$12.75 per sq. ft.
Lease Term:	5-year lease (4 years left)
Option periods:	One 5-year option
Deposit held by Lessor:	\$18,648
<u>Financing:</u>	Treat as clear title
<u>Sales:</u> Gross sales:	\$566,152 for year ending September 1, 2017
Number of parking stalls:	Lots of parking
Style of cuisine:	Pub cuisine and snacks
Customer Demographics:	Wide range of ages; lots of regulars; locals
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> Counter
Hours of operation:	Weekdays 2 pm – midnight; Weekends Noon – 2 am
Number of employees:	4 to 8; 2 are full-time and the balance part-time
General comments:	This is a well-established neighborhood pub with very deep roots. It has a great residential back-drop and enjoys many regular clientele. It has 4 VLTs. The facility is clean and has lots of parking. They have their own Karaoke equipment and this is a very popular event at the pub! Great opportunity for an owner/operator to become a neighborhood publican!
ASKING PRICE:	\$149,900

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