

SALIENT DATA

Name of Facility # 947 - SW Neighborhood Pub

Size in sq. ft. 4,722 sq. ft.

No. of Seats: 120

Lease Information:

Rate per sq. ft. \$16,500 per month for rent, CAM and GST

C.A.M. Included in above monthly amount

Lease Term: Goes to June 30, 2018. New Lease to be negotiated.

Deposit held by Lessor: 1 month

Financing: Treat as clear title

Sales: Gross sales: \$800,000 per year

Number of parking stalls: Lots of parking

Style of cuisine: Pub food

Customer Demographics: Older crowd in daytime; younger crowd at night

Type of service: Table Drive through Counter

Hours of operation: 11 am – 2 am; 7 days a week

Number of employees: 12 with 4 full-time and 8 part-time

General comments: This is a true neighborhood pub surrounded by tons of density. Older crowd of regulars in the afternoons. Comes with 5 VLTs and shows well. Live music is featured on Friday nights. Please note that the name is excluded. Also excluded are a decorative airplane and a small 10 quart mixer (personal items).

ASKING PRICE: \$295,000

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