

## 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. There are also 2 personal items which will be excluded.

**ASKING PRICE:** PRICE SLASHED TO \$195,000

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