SALIENT DATA

Name of Facility	**953 – Neighborhood Pub with VLTs**
Size in sq. ft.	**4,400 sq. ft.**
No. of Seats:	**205**

Lease Information:

Rate per sq. ft.	**$31 per sq. ft. or $11,000 per month base rent Total monthly rent $19,000 including rent, property tax, CAM and GST**
C.A.M.	**Included in above monthly amount**
Lease Term:	**1.5 years left**
Deposit held by Lessor:	**1 month (to be verified)**
Financing:	**Treat as clear title.**
Sales: Gross sales:	**$1,365,000 including income from VLTs**
Number of parking stalls:	**6 – 7 in back for employees; customers use shopping center lot**
Style of cuisine:	**Pub menu**
Customer Demographics:	**30 – 55 year age group; shoppers; locals**
Type of service:	**__X___ Table _____ Drive through ___ __ Counter**
Hours of operation:	**Sunday to Wednesday 10 am – 1 am Thursday, Friday & Saturdays 10 am – 2 am**
Number of employees:	**14 with 8 full-time and 6 part-time**
General comments:	**This is a very profitable pub with lots of VLTs. Many regular clientele. Well-established pub and shows very well from a recent renovation. Pubs with this many VLTs don't come up very often!**
ASKING PRICE:	**$629,000**

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