

## SALIENT DATA

<b>Name of Facility</b>	<b>958 – Signature Pub in Great Area</b>
<b>Size in sq. ft.</b>	<b>4,513 sq. ft. on main floor; 1,814 sq. ft. in basement Plus, a large roof top patio on the second floor</b>
<b>No. of Seats:</b>	<b>190 seats plus 16 seats on street side patio &amp; 124 on roof-top patio</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>Years 1 – 5 is \$215,000 per year Years 6 – 10 is \$230,000 per year Years 11 – 15 is \$240,000 per year Years 15 – 20 is \$260,000 per year</b>
<b>C.A.M.</b>	<b>CAM costs paid directly – not through Landlord</b>
<b>Lease Term:</b>	<b>20 years from August 22, 2014</b>
<b>Option periods:</b>	<b>One 5-year option at market rate but not less than \$270,000/yr.</b>
<b>Deposit held by Lessor:</b>	<b>- 0 -</b>
<b><u>Financing:</u></b>	
<b><u>Sales:</u></b>	<b>Treat as clear title</b>
<b>Gross sales:</b>	<b>\$900,000 for 6 months (\$1.8 projected for the year)</b>
<b>Number of parking stalls:</b>	<b>3 dedicated stalls</b>
<b>Style of cuisine:</b>	<b>Gastro pub food</b>
<b>Customer Demographics:</b>	<b>Visitors to trendy shopping area; lots of regulars</b>
<b>Type of service:</b>	<b><input checked="" type="checkbox"/> Table    <input type="checkbox"/> Drive through    <input type="checkbox"/> Counter</b>
<b>Hours of operation:</b>	<b>11 am – 1 am; 7 days a week</b>
<b>Number of employees:</b>	<b>Approx. 15 now with 30 in summer; 5 – 6 in kitchen and 8 in front of house</b>
<b>General comments:</b>	<b>This gastro pub is located in the heart of one of Calgary's trendiest neighborhoods! This pub has one of the best and largest roof top patios in the City. Lots of new condos and apartments being built in the area. Population density will be increase dramatically. Very active BRZ with infrastructure plans to make the area even more spectacular in the next few years.</b>
<b>ASKING PRICE:</b>	<b>ASKING \$799,000</b>

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