

## SALIENT DATA

<b>Name of Facility</b>	<b># 1175 Popular Pub with 10 VLTs</b>
<b>Size in sq. ft.</b>	<b>5,326 sq. ft.</b>
<b>No. of Seats:</b>	<b>150</b>
<b>Year building built:</b>	<b>1980</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$21.00</b>
<b>C.A.M.</b>	<b>\$12</b>
<b>Lease Term:</b>	<b>Goes to March 1, 2030</b>
<b>Option periods:</b>	<b>To be negotiated</b>
<b>Deposit held by Lessor:</b>	<b>\$8,000</b>
<b><u>Financing:</u></b>	
<b><u>Sales:</u></b>	<b>Treat as clear title</b>
<b>Gross sales:</b>	<b>\$54,077 +/- per month including VLT income</b>
<b>Number of parking stalls:</b>	<b>12 dedicated parking spots; first come, first served</b>
<b>Style of cuisine:</b>	<b>Pub food menu</b>
<b>Customer Demographics:</b>	<b>Lots of regulars; from surrounding retail &amp; industrial area</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 – midnight 6 days a week; Sundays Noon - close</b>
<b>Number of employees:</b>	<b>10</b>
<b>General comments:</b>	<b>Many regular clientele at this pub which features 10 VLTs. It's located on a main artery with easy access. Surrounded by hundreds of industrial businesses. The pub has very deep roots and is iconic in the neighborhood. The owner is ready to retire and the pub is ready for the energy of a new owner! Great opportunity at a super price!</b>
<b>ASKING PRICE:</b>	<b>\$329,000</b>

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