

SALIENT DATA

Name of Facility	# 1186 Pub with Mini-Golf
Size in sq. ft.	3,373 sq. ft.
No. of Seats:	150
Year Built:	To be verified
<u>Lease Information:</u>	
Rate per sq. ft.	\$13.50 per sq. ft. or \$3,794.63 per month for base rent
C.A.M.	\$2,549.43 in addition to base rent above
Lease Term:	10 years with 4 years left Option periods: One 5-year option
Deposit held by Lessor:	\$10,277 of which \$5,166 is left
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u>	Gross sales: Was \$1.2M in peak year
Number of parking stalls:	First-come, first-served basis in front and back plus on-street
Style of cuisine:	Casual dining; Tacos; fried chicken, tapas
Customer Demographics:	Wide range from 18 – 45 years plus families and corporate events
Type of service:	Bar service
Hours of operation:	Presently only open for private functions
Number of employees:	Total 8 with a cook and servers
General comments:	This is a pub/restaurant featuring 9 holes of Mini Golf called Lucky Putt!! Great food and beverage offerings. Ideal for corporate team building, private events, families before 9 pm and other groups. One-of-a-kind offering!
ASKING PRICE:	\$349,000

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