

## **SALIENT DATA**

<b>Name of Facility</b>	<b># 1186 Pub with Mini-Golf</b>
<b>Size in sq. ft.</b>	<b>3,373 sq. ft.</b>
<b>No. of Seats:</b>	<b>150</b>
<b>Year Built:</b>	<b>To be verified</b>
<b><u>Lease Information:</u></b>	
<b>Rate per sq. ft.</b>	<b>\$13.50 per sq. ft. or \$3,794.63 per month for base rent</b>
<b>C.A.M.</b>	<b>\$2,549.43 in addition to base rent above</b>
<b>Lease Term:</b>	<b>10 years with 4 years left    Option periods: One 5-year option</b>
<b>Deposit held by Lessor:</b>	<b>\$10,277 of which \$5,166 is left</b>
<b><u>Financing:</u></b>	<b>Treat as clear title.</b>
<b><u>Sales:</u></b>	<b>Gross sales: Was \$1.2M in peak year</b>
<b>Number of parking stalls:</b>	<b>First-come, first-served basis in front and back plus on-street</b>
<b>Style of cuisine:</b>	<b>Casual dining; Tacos; fried chicken, tapas</b>
<b>Customer Demographics:</b>	<b>Wide range from 18 – 45 years plus families and corporate events</b>
<b>Type of service:</b>	<b>Bar service</b>
<b>Hours of operation:</b>	<b>11 am - close</b>
<b>Number of employees:</b>	<b>Total 8 with a cook and servers</b>
<b>General comments:</b>	<b>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!</b>
<b>ASKING PRICE:</b>	<b>\$349,000</b>

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