

SALIENT DATA

Name of Facility	# 1195 – Totally renovated Vietnamese restaurant
Size in sq. ft.	2,800 +/-
No. of Seats:	90
<u>Lease Information:</u>	
Rate per sq. ft.	Year 1 – Year 5 ranges from \$22 to \$27 per sq. ft. Currently in Year 4 so rent is \$26 per sq. ft.
	Base rent is \$6,370 per month (incl. GST) With CAM the monthly rent is \$9,123.81 (incl GST)
C.A.M.	\$11.80 per sq. ft. incl. GST (included in above monthly amount)
Lease Term:	5 years with 1.5 years left Option periods: One 5-year option
Deposit held by Lessor:	\$7,962.50 for first month; \$9,187.50 for last month for a total of \$17,150
<u>Financing:</u>	Treat as clear title.
<u>Sales:</u>	2023 - \$875,592 2024 - \$679,737
Number of parking stalls:	At the rear of the building there's a large parking lot
Style of cuisine:	Vietnamese and can be changed to any a new owner chooses
Customer Demographics:	Very high traffic area; backs on to an Asian market
Type of service:	<u> X </u> Table <u> </u> Drive through <u> </u> <u> </u> Counter
Hours of operation:	Wed. & Thurs. 11 am – 8 pm; Friday & Sat. 11 am – 9 pm
Number of employees:	10 with 8 full-time and 2 part-time
General comments:	This restaurant has been totally renovated, including kitchen equipment. Although presently Vietnamese, it could be converted to any other cuisine. Many customers come from the Asian Market. The rent is competitive with market rent in the area. Shows like new so don't miss this opportunity!
ASKING PRICE:	\$229,000

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