



HIGH-END RESTAURANT / BAR BUSINESS FOR SALE ON CHICAGO'S NORTH SIDE

CONFIDENTIAL
CHICAGO, IL

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Offering Summary



OFFERING HIGHLIGHTS

- Existing Restaurant / Bar Business for Sale - \$385,000
- Very Well Maintained, Fully-Fixtured 2,800 SF Space
- High-End, Sleek Finishes Throughout
- Phenomenal Natural Light-Filled Dining Room and Bar
- 1,600 SF Finished and Equipped Lower Level
- Large Covered Outdoor Seating Area
- Prime, Highly Visible Corner Location
- SALE PRICE DOES NOT INCLUDE REAL ESTATE
- LEASE TO BE NEGOTIATED WITH LANDLORD

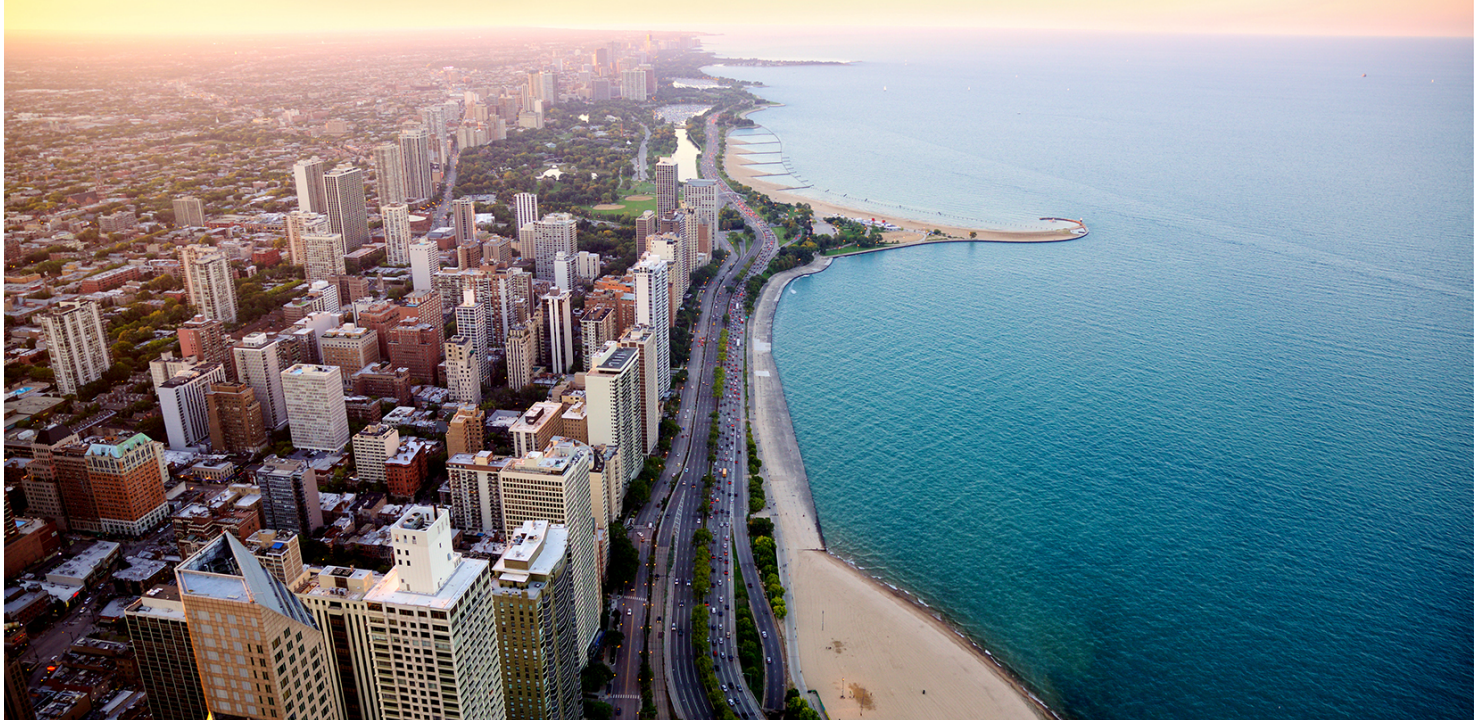
OFFERING DESCRIPTION

Fully-fixtured restaurant and bar business available for sale in one of Chicago's most affluent north side neighborhoods. Prominent, highly-visible corner location with a full wrap around bar, spacious dining area, and a large covered sidewalk seating component. Space also includes a full working finished basement with prep area, walk-in coolers, and storage. Bring your own concept to this great opportunity or operate under the existing name.

LOCATION DESCRIPTION

This excellent opportunity is situated in one of the most affluent and highly populated neighborhoods on Chicago's north side. Located near public transportation (including CTA Red, Brown, and Purple Line stations), Lake Shore Drive, Wrigley Field, many national retailers, and other restaurants, which all come together to create the perfect synergy.

Demographics



POPULATION & AGE

	0.5 MILES	1 MILE	1.5 MILES
Total Population	23,484	84,118	179,139
Median Age	28.9	29.8	30.6
Median Age [Male]	29.2	30.6	31.4
Median Age [Female]	28.3	29.1	30.0

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	10,824	40,667	91,274
Number of Persons Per Household	2.2	2.1	2.0
Average Household Income	\$134,036	\$127,001	\$111,319
Average Home Value	\$631,466	\$646,692	\$560,785

** Demographic data derived from 2010 US Census*

CONFIDENTIALITY AGREEMENT AND REGISTRATION FORM

High-End Restaurant / Bar Business For Sale On Chicago's North Side

Please return the completed form via fax to **312.676.1867** or via email to
michael.elam@svn.com and **martin@svn.com**.

_____ (collectively referred to as the "Client") wishes to purchase a business, lease, renew a lease, or acquire real property, and to engage SVN to assist and represent the Client in such lease or acquisition according to the terms and conditions set forth.

< < < OR > > >

_____ (collectively referred to as the "Client") wishes to purchase a business, lease, renew a lease, or acquire real property. SVN represents the Seller in such lease or acquisition according to the terms and conditions set forth.

All inquiries and offers received with respect to this requirement shall be promptly referred to SVN, with advice to all persons, companies, and firms with whom you come in contact that SVN is our exclusive representation. This agreement shall be in effect for two (2) months and may be cancelled by either party within thirty (30) days written notice.

I/We the undersigned Accepting Party and any related entities, including brokers, (the "Accepting Party") is interested in obtaining information regarding the sale of various businesses in order to evaluate the possible acquisition of the business (the "Proposed Transaction"). The Seller, will not deliver, and will not authorize SVN to deliver, to Accepting Party any information with respect to the Proposed Transaction which may be confidential and/or proprietary in nature unless Accepting Party executes and delivers this Confidentiality Agreement and Registration Form (the "Agreement"). By executing and delivering this Agreement and accepting the Evaluation Materials, Accepting Party hereby agrees as follows:

1. **Confidentiality:** Any information with respect to the Proposed Transaction (collectively referred to as the "Evaluation Materials") provided to Accepting Party by Seller, SVN, or any of their respective consultants, agents, or employees will be used solely for the purpose of evaluating the possible acquisition of the Proposed Transaction by Accepting Party, and will not be used, duplicated, or distributed for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential. From and after the Closing Date, Accepting Party shall keep all financial information relating to the Seller confidential. Nothing contained in this section shall prohibit Accepting Party from disclosing information (i) to its lenders, members, partners, shareholders agents, consultants, or prospective purchasers provided that as a condition to any disclosure of Seller's financial information, Accepting Party shall deliver to SVN this Agreement executed by the

party receiving such information, (ii) as required by any applicable securities requirement, law, or court order, or (iii) in any action between any of the following parties: Accepting Party, Seller, Seller's Affiliate, any Accepting Party's Affiliate, and SVN. Except as expressly provided in this Agreement, the provisions of this section shall survive the Closing or any termination of this Agreement.

2. **Return of Evaluation Materials:** If at any time, Accepting Party elects not to proceed with the Proposed Transaction, or upon the request of SVN, Accepting Party will promptly deliver to SVN all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining digital or printed copies thereof.

3. **No Disclosure:** Accepting Party shall not (i) disclose the fact that discussions are taking place concerning the possible acquisition of the Proposed Transaction or any of the terms thereof, or (ii) conduct any discussions, negotiations, or make any inquiries concerning the possible acquisition of the Proposed Transaction with any other person or entity except for Seller or SVN, unless as may be expressly permitted elsewhere in the Agreement and, only in strict accordance with the provisions hereof.

By the execution of this Agreement, Accepting Party hereby agrees **NOT TO DISTURB** the operating business without the Seller's expressed written permission.

ACCEPTING PARTY:

SVN | RESTAURANT RESOURCE GROUP:

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.