

LE PEEP DATA SHEET

Agent(s) Responsible:	Dave Bennett, dave@kudangroup.com
Confidential:	Operating Business Please Do Not Disturb Employees.
Transaction Type:	Business Sale with Lease Assignment
Property Type:	Multi-Use Building. Commercial at Street Level, Residential Above and Residential Parking Garage Below. Built approx. 2002.
Business:	Le Peep 10 E. Northwest Highway Mt Prospect, IL 60056
Area/County:	Northwest Chicago Suburbs/Cook County
Sale Price:	\$249,000 for West Loop and Mt. Prospect \$129,000.00 Separately
Rental Rate:	Base Rent- \$6,740.00 CAM/Taxes/Insurance- \$2,360.00 Total Rent- \$9,100.00
Lease Term:	Initial Period Expires- 9/30/2014 Options Expire- 2/28/2025
Yearly Adjustment:	Approx. 2%
Security Deposit:	\$15,860.00
Seating:	Inside- 78. Outdoor- 28 (potential for more w/ permit)
Floors for Business:	1 story Restaurant
Square Feet:	3,200 SF with storage
Parking:	Street and Behind Building. Empty Lot on Weekends.
Basement:	Residential Parking Garage
Ceiling Heights:	+/- 12 ft.
Business/Property Info:	True Turn-Key Restaurant Opportunity at Highly Visible Corner and Heavily Trafficked Road in Downtown Mt Prospect. Train Station steps away. Quaint Retail Space currently operating as a breakfast/lunch restaurant. Strong, Consistent Sales and Available to the right operator. Keep the Concept or Bring Your Own.
Cross Streets:	Northwest Highway and Rt 83
Business Status:	Currently Operating Since 2005.
Type of Business:	Breakfast/Lunch
Reason for selling:	Relocating Business
Approx Gross Sales:	\$700,000.00
FF&E:	Asset List to be provided.
Exclusive of Sale:	Security Deposits, Personal Items, Leased Equipment.
Training:	Negotiable
Growth/Expansion:	Concept to Include Dinner.

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.