

PLUSH- DATA SHEET

Agent(s) Responsible:	Dave Bennett, dave@kudangroup.com
Confidential:	No. Operating Business Please Do Not Disturb Business or Employees.
Transaction Type:	Business Sale with Lease Assignment
Type of Property:	Restaurant/Bar
Property Data	
Property Name	Plush
Address	1104 W Madison Chicago, IL 60607
Area	Loop, West
County	Cook
Sale Price	\$249,000.00
Rent	\$6,152.64
Lease Type	Net
Lease Term	Options until October, 2019
Yearly Adjustment	1 st Yr of Renewals- CPI. 2% thereafter.
CAM & Insurance	2011 Water Bill- \$3,451.74
Security Deposit	\$5,300.00
Taxes	2010- \$18,306.49. 2011- Tenant Paid \$8,902.64 Tenant responsible for taxes over 2003 Base Year Stop.
Building Type	3 Flat with Partial Basement
# of Seats	Inside - 82. Outside - 70
Stories	One Story with partial basement
Square Feet	Lot Size is 3,000 SF
Parking	Street
Zoning	DX-3
Licenses	Incidental Liquor and Retail Food
Type of Basement	Partial. Dishwash Area, 2 Walk-In Coolers, Office and Liquor Storage.
Ceiling Heights	+/- 12ft.
Ward	Ward 27 Alderman Burnett
Description	Posh Restaurant/Bar near Corner location in Hot West Loop Neighborhood on Madison. Minutes away from the United Center and surrounded by popular and successful bar/restaurants such as West End, Beer Bistro, CrossRoads Bar & Grill and the Third Rail Tavern. Business infrastructure recently updated and improved. Minimal changes needed to change the concept and be open in weeks. Huge Sidewalk Café! The new concept can not be a nightclub. Chef Driven Restaurant/Sports Bar/Brew Pub.
Cross Streets	Madison/Aberdeen

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

PLUSH- DATA SHEET

Business Data	
Status of Business:	Currently Operating
Business Description:	Bar and Restaurant
Year Established:	2004
Years of Operation:	8 years.
Hours of Operation:	Tuesday-Sunday from 6pm-Closing
Sales:	Over \$20,000/wk.
Price Inclusive of:	FFE, Lease Rights and Licenses.
Price Exclusive of:	Ice Machine, POS, Personal Items, Inventory, Lease Security Deposit, Utilities Security Deposit.
Seller Training:	Yes. Negotiable

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