

<b>Business Info Sheet</b>	
Date	8/31/2009
Agent Responsible	Jim Martin 312-575-0480 Jim@Kudangroup.com
Transaction Type	Business Sale / Lease
Property Type	Restaurant / Bar
Business Name	Fuel Kitchen & Cocktail Lounge www.fuel-chicago.com
Sale Price	<del>\$425,000</del> <del>\$399,000</del> \$349,000
Area/ Neighborhood	Wicker Park
Address	1725 W. Division St.
City, Zip	Chicago, IL 60622
Confidentiality	Not Confidential
Lease Type	Triple Net
Base Rent	\$10,000.00/Mo
Property Taxes	Estimated at \$3.39SF
CAM	Estimated at \$1.00 SF
Lease Term	Five Years
Options	(3) Five-year options
Size / SF	First Floor = 2,706SF Second Floor = 1,600SF
Exclusions	Security Deposit, Leased Items
Parking	Street / Meter
Current Licenses	Incidental Liquor, Sidewalk Café, Retail Food
Zoning	B3-2
A/C	
Seats	Inside = 50 Sidewalk Café = 68
Showings	24 Hour Notice. Call Listing Agent
Security Deposit	\$20,000.00
Nearby Retailers	Angels & Mariachis, Alliance Bakery, Moonshine
Annual Gross Revenue	N/A
Occupancy	First Floor = 99
Business Description:	Take advantage of brand new buildout and all new FF&E. Sleek & stylish café located on Division Street in Wicker Park. Corner location and double wide sidewalks provide ample outdoor seating. This opportunity is being offered at a fraction of the construction costs. Lease includes one indoor parking space.

No representation is made to the accuracy of this information and it is subject to errors, omissions, prior sale or withdrawal without notice. 8/20/2009