

## LISTING INFO

Agent(s) Responsible	Jarrett Fradin 312.575.0480 Ext. 15
Is this Confidential?	<b>NO-</b> Please do not disturb employees or management
Transaction Type: Business only, real estate only, both- please specify!	This is a business only sale.
Type of Property (bldg, business, restaurant, bar, retail, office...)	Pizza Restaurant, Fast Food & Take-Out
Sale or Lease	Business Sale
Real Estate included in price? Value?	No
<b>Property Data</b>	
Property Name	Bacci Pizza
Address	163 W. North Ave.
City, Zip Code	Chicago, Illinois 60610
Area	Old Town
County	Cook
Sale Price	\$110,000.00
Rental Rate	\$5,096/Mo.
Lease Type	Net
Lease Term	April 31 <sup>st</sup> , 2014 with additional options thru 5/2024
Yearly Adjustment	2.5%
Security Deposit	\$5,000.00
Personal Guarantee	YES
Building Type and Year Built	Single Story Restaurant
# of Seats / Occupancy	Approx. 30
Square Feet	1,150 SF with Full Basement for Storage
Parking	Ample Street Parking
Zoning	Commercial
Licenses	Retail Food
A/C & Heat	New
Electric (amps)	Ample
Type of Roof & Age	Newer
Nearby Businesses	Starbucks, Chipotle, McDonald's
Property Description	Popular pizzeria located in Chicago's Old Town. Surrounded by retail and restaurants. Excellent location serving surrounding bars and late night traffic. Single story restaurant with full basement for storage.

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

**LISTING INFO**

Location Description	On North Ave. between Wells & LaSalle St.
	Business Data
Is the business currently operating?	Yes
Business Description	Pizzeria/Fast Food
Years of Operation	3+
Reason for selling	Seller is relocating.
Approx. Annual Gross Sales	Please contact agent for sales data.
FF&E included in price? Value?	Yes, please contact agent for detailed asset list.
Inventory included in price? Value?	Negotiable.
Will seller provide training? How long?	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.