

Kitchen/Bar Inventory included in sale

*		
*	2 Stainless steel tables & safe	\$2,000.00
	Wall shelves	
*	Tall shelf	\$75.00
*	Plastic equipment	\$500.00
*	Misc	\$1,000.00
	10 sit down chairs, 10 button top stools, 3 poker chairs, 20 high back stools	\$6,000.00
	3 high top tables, 3 sit down tables (all new bases w/tilt system tops)	

Basement

*	Crockpots	\$500.00
*	Plastic Equipment	\$2,500.00
*	Misc	\$2,500.00

Bar

*	Ice Bin	\$800.00
	Stainless steel sinks/faucets	\$5,000.00
*	Bar glasses, etc	\$1,000.00
*	Misc equipment	\$1,000.00

Smart TV's w/ pivot mounts

	65"	\$450.00
	55"	\$400.00
	75"	\$650.00

55"	\$400.00
40"	\$300.00

Patio

7 tables	\$500.00
26 chairs & 11 misc stools	\$1,000.00
* 4 rolling tables	\$500.00
* 20 x 20 tent	\$3,500.00
* 4 umbrellas (not included jack daniels)	\$200.00
* Barn fan	\$500.00
65" smartTV	\$450.00
All string lights	\$100.00

TOTAL	\$31,825.00
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Basement	\$
* 22 Stainless Steel Shelves (with casters)	\$2,750.00
* 5 Up right 22 CU freezers	\$4,640.00
* 1 Stainless steel freezer atosa	\$2,900.00
* 2 chest freezers	\$300.00
* 1 400# ice machine new 2025	\$5,000.00
* tool box	\$100.00
* 4 steel shelves	\$800.00
* kegerator	\$2,800.00
2 sump pumps	\$250.00
(liqour room installed 2019	
TOTAL	\$19,540.00

Hotel		Price
* /		
* Beds		\$4,000.00
* TV		\$400.00
Tables & chairs		
Dressers		\$200.00
* Microwaves		\$200.00
* Fridges, 3 electric heaters		\$500.00
* all linen and blankets, towels, etc.		\$1,000.00
a.c. units		\$1,000.00
Office		
Desks		
cabinets (doesn't include contents)		
shelves		
security system		\$3,500.00
* safe & key safe		\$200.00
* fridge		\$100.00
* ac unit		\$100.00
Front		
Hotel neon		
table		
TOTAL		\$11,200.00

	Installed	Price	
Basement			
Bar Furnance & AC unit	2020	\$12,000.00	
Gas Heater 50 gal	2021	\$1,300.00	
treats middle two sinks in bar, bathrooms, all 2nd and 3rd floors			
Electric heater 40 gal	2020	\$450.00	
supplies dishwasher, kitchen sink, and east bar sink			
Water softener capital	2021	\$3,000.00	
treats whole property (800 gal)			
TOTAL		\$20,050.00	
Kitchen			
* single atosa freezer	2023	\$2,000.00	all kitchen appliances compressors cleaned 6/24
* double atosa freezer	2023	\$3,100.00	
* natural pitco gas fryer 40lb	2021	\$1,200.00	
* 24" electric grill advantco	2021	\$800.00	
walk in condenser & compressc	2019	\$10,000.00	
* turbo chef	2023	\$18,500.00	
TOTAL		\$35,600.00	
Bar			
* True Prep cooler	2021	\$2,800.00	all compressors cleaned 6/24
* True 2 door freezer	2018	\$4,300.00	
* 1 door merch true	2024	\$700.00	
(compressor replaced)	2024	\$700.00	
3 door merch true	2018	\$4,500.00	
2 door merch turbo air	2017	\$4,700.00	
(therm installed)	2022	\$250.00	
TOTAL		\$17,700.00	

Hotel		
*		
Washer & Dryer	2020	\$2,400.00
2nd Floor furnace & ac unit	2018	\$8,000.00
3rd floor furnace & ac unit	2019	\$8,000.00
TOTAL		\$18,400.00
Pg Total		\$91,750.00

Apartment Appliance included in leases

3rd Floor		
Washer		
Gas Dryer	New 2023	\$800.00
Fridge	New 2021	\$1,200.00
Stove		
2nd Floor		
Apt. Fridge	New 2021	\$500.00
Apt. Stove		
Window A.C. unit	New 2020	\$500.00
TOTAL		\$3,000.00

Contract will be terminated and returned to companies

Coca Cola fountain soda system

All CO2 tanks

Dishwasher

ATM

Poker Machines/payout/jute box, pool tables and accessories

Point of Sale system

Ice box

TDS Modem

Direct TV boxes

Faherty Dumpsters

Sanimax oil dumpster

MISC INFO

Bar is not in the flood plain

Tenants need a 30 day notice of sale per lease agreements for sale of property

Leases are month to month

(copy's of lease agreements)

Patio speakers belong to the bar

All furnace filters replaced 6/25 (replaced 2x yearly)

All bar equipment compressors cleaned 6/24

Hood cleaned 7/1 (by Dubuque Fire (2x yearly)

(dubuque also does all building fire extinguishers)

All smoke alarms new since 2017, with install dates, and batteries replaced yearly

The entire building has LED lights

Building has working Atenna tv (power in office)

Purchase will include Hotel Blanchard Sign with Rights to the Hotel Blanchard LLC Name

Buying out beer/liquor inventory/paperwork for sale of inventory?

All speaker wires and interent cords belong to the bar.

All heating and cooler install and repairs done by Rufer Heating in Monroe

Local info									
Next to football and baseball fields									
(2025 will host homecoming and 5 friday night games									
Homecoming is large profit day									
Campgrounds									
Legion building activities									
Whole town is ATV route (now open into York township for green city access)									
Snowmobile trail comes across the park to back lot									
Legion park lot for public parking									
Close to firehouse for dances									
Car show in July and other BCPJ activities in town.									
2026 project									
Will share 1/4 cost with town for front cement (ramp is staying)									
Main street will be on Mason street (all traffic at back door)									