

GDP Group Business and Real Estate Brokering

1555 N Astor St. #17NE, Chicago, IL 60610

312-890-1054 FX 312-624-7906 daniel@gdpgrouponline.com

Agent(s) Responsible	G. Daniel Pedemonte / Broker
Is this Confidential?	NO
Transaction Type: New Lease	New Lease with Asset + possible key money
Type of Property (restaurant, bar, retail)	Restaurant/Bar, Business closed 2 nd Generation restaurant space
Business Data	
Business "DBA"	
Address	14 W Hubbard St, 1st Floor & Basement
Total SF	8,478 SF ; 1st floor 3,968 SF
Basement SF	4,510 SF for public, kitchen and washrooms
City of Chicago Licenses	Allowed Licenses: Incidental consumption on Premise Liquor, Food and Public Place of Amusement Licenses
Occupancy	Former 1 st floor 203, Basement 94
Total Seating	TBD based on layout
Ward / Alderman , County	Brendan Reilly 42 nd Ward, Cook County
Zoning / Allowed uses	DX7
FF&E Included in price	Yes, see asset list attached
Nearby Businesses	Crying Tiger, Umo, RPM Italian, La Grande Boucherie, Olio e' Piu, Blue Sushi, Howling at the Moon, Barrio, Roka, Topolobampo, Kyu Ramen, Frontera Grille, Xoco, Roca Bar, Harry Carey's, Parlor Pizza, Siena Tavern, RPM Steak, The Smyth, Starbucks and many more.....
Miscellaneous;	On very busy block of Restaurants and Bars Hubbard between State St. and Dearborn in the Restaurant row of dense River North

	Lease / Real Estate Info
Lease Base Rent	\$36.38 SF blend for 1st floor and lower level
Lease break down	*See all lease and % rent info at bottom of page
Lease Type	NNN
Lease Term	10 Years plus Two 5 Year Options
Property Taxes / Insurance	\$13.19 PSF = \$8.03 Taxes & \$5.16 CAM (on 1st Floor 3,968 SF only)
Yearly Adjustment	3%
Security Deposit	2 Months
Guarantee	TBD subject to Tenants financials
Loading Zone	With Alderman's approval
A/C & Heat Mechanicals	2012-2013 RTU 25 Ton 1st Floor. 2 Split System for Basement
Electric (amps)	400 to 600 amps (plenty large building)
Type of Property	Mixed use 1 st fl retail, 3 floors of offices above
Miscellaneous;	LL will deliver, broom swept with clean sewer pipe, hood cleaned with documents, ADA lift functional

***Lease and percentage rent breakdown**

Lease Type: NNN

Square Footage: 1st fl 3,968 SF, Basement 4,510 SF = 8,478 SF / \$308,440 = \$36.38 Blended asking net rent

Asking Rent: 1st Floor \$55 SF x 3,968 SF = \$218,240 ann.

Basement \$20 SF x 4,510 SF = \$90,200 ann.

Total 1st fl & Basement Rent \$308,440 ann. / 12 = \$25,703.33 monthly

CAM & TAXES: Only 1st fl. 3,968 SF x \$13.19 = \$52,338 / 12 months = \$4,361.50 a monthly
(Taxes: \$8.03 SF Cam: \$5.16 SF)

Gross Rent \$308,440 + Pass Throughs \$52,338 = \$360,778 / 12 months = \$30,064.83

Percentage (%) rent: 5.5% over Natural Break point. Total Annual Base rent \$308,440 / 5.5% = \$5,608,000 GNS*

*Gross Net Sales is defined as Gross Sales, minus all city and state sales tax, credit card fees and comps.