



OWNER'S STATEMENT

Calhoun Companies

A division of Calhoun Realty Company
4550 W 77th St., Suite 180, Minneapolis, MN 55435
952-831-3300 FAX: 952-831-6516

Twin Cities: Yes or No

Agents: _____

Type of business: Brewery + Coffee Shop SIC: 580

Business Name: Carlyle Group LLC

Type of Ownership (s corp., etc.): LLC

Address: 4165 West Broadway

City: Robbinsdale County: Hennipen State: MN Zip: 55422

of Yrs Established: 12 # of Yrs Present Owner: 12

Building: Owned X Leased

Type of Building: Mainstreet/Retail

Lessor/Property Owner: Carlyle Group LLC

Building Size: 12,000 Lot Size: .5 acres

Lease Expires: N/A Option: _____

Rent/Month: \$ _____ Net or Gross: _____

ASSETS INCLUDED IN SALE (estimate current market value)

Inventory - at cost: \$ _____

- amount floor planned: \$ _____

Accounts Receivable: \$ _____

Fixtures & Equipment: \$ 475,000

Leasehold Improvements: \$ 800,000

Land & Buildings: \$ ~~3,300,000~~ \$2,975,000

Other: \$ _____

Seller's Signature: _____ Date: _____

Seller's Signature: _____ Date: _____

Describe Business:

Equipment List: See File ___ Owner to furnish in 5 days X

Seller(s) agree(s) to work with Buyer for: Negotiable

Equipment Leases to be Assigned: N/A

Reason for Sale: Retire

Income Period: _____ ☐roj. Adjustments: _____

Gross Sales: \$ _____ Own/Mgr. Sal: \$ _____

Cost of Goods: \$ _____ Interest: \$ _____

Gross Profit: \$ _____ Deprec: \$ _____

Oper. Exp.: \$ _____ Amortiz: \$ _____

Other: \$ _____

Net before tax & adj.: \$ _____ Total adj. Net: \$ _____

Hours Owner Works: _____ #FT _____ #PT _____

Hours Open: _____

Licenses Required: _____

Is there any legal action pending or threatened against business or property? No (if yes, attach explanation)

Price: \$ ~~3,300,000~~ \$2,975,000 includes real estate 2 bldgs + assets

Inventory Included in Sale: _____

Terms: \$ _____

% Interest Rate: _____ Balance Terms: _____

Assumed Debt: _____

Information contained herein is considered to be confidential. Your discretion is therefore requested.

All information furnished to Calhoun Companies is from sources judged to be reliable; however, no warranty or representation is made as to its accuracy or completeness. Business is subject to price change, prior sale or lease and withdrawal from market, all without notice.

It is understood that Calhoun Companies represents the Seller unless otherwise stated in a written agreement.

Rare Property For Sale! Prime Main Street Real Estate in this Minneapolis Suburb. 21,000 sq ft tax parcel with 12,000 sq ft of temperature controlled open design inside space consisting of 2 buildings that can be used or configured as you desire. Buildings right on main street with separate entry. Buyer(s) will inherit updated HVAC, newer remodel and endless opportunity. Warmer months there are 6 garage doors, outdoor patio to enjoy the fresh air. Lower level banquet room is great for weddings and events looking up through the open floor. Space is configured for a food and beverage business and buyer may wish to keep all assets "as is" at their discretion. Today, solo occupancy in each building but could be converted to multi tenant. Best yet, the vintage buildings have been completely gutted and remodeled, yet preserved to incorporate the classic environment. The facade, brick buildings have been preserved to create the main street feel from the old days.