



92 SECOND AVENUE

NEW YORK, NY 10003

LEASE ASSIGNMENT | TURN-KEY RAMEN RESTAURANT

TAKUYA MURAKAMI

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LIBRET
REAL ESTATE LLC



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KEY FINANCIALS & LEASE TERMS

- Total Area: Approx. 4,051 SF (1F: 2,201 SF | Basement: 1,850 SF)
- Frontage: Approx. 15 Feet along Second Avenue
- Current Monthly Rent: \$28,138 through March 2027
- Rent Increases: Approximately 3% annually, in accordance with the Lease schedule
- Real Estate Taxes: Tenant is responsible for 40% of increases over the 2021/22 base-year property taxes of \$285,715.40
- Current Monthly Tax Contribution: Approx. \$900.28
- Key Money: \$20,000
- Existing Lease Term: Through March 31, 2031
- **Potential Long-Term Lease:** Landlord is open to a **five-year extension option or a new long-term lease**, subject to Landlord approval and final lease terms.

TURN-KEY RAMEN RESTAURANT OPPORTUNITY

Existing commercial kitchen infrastructure may reduce build-out time and cost, subject to inspection, permits, and applicable approvals.

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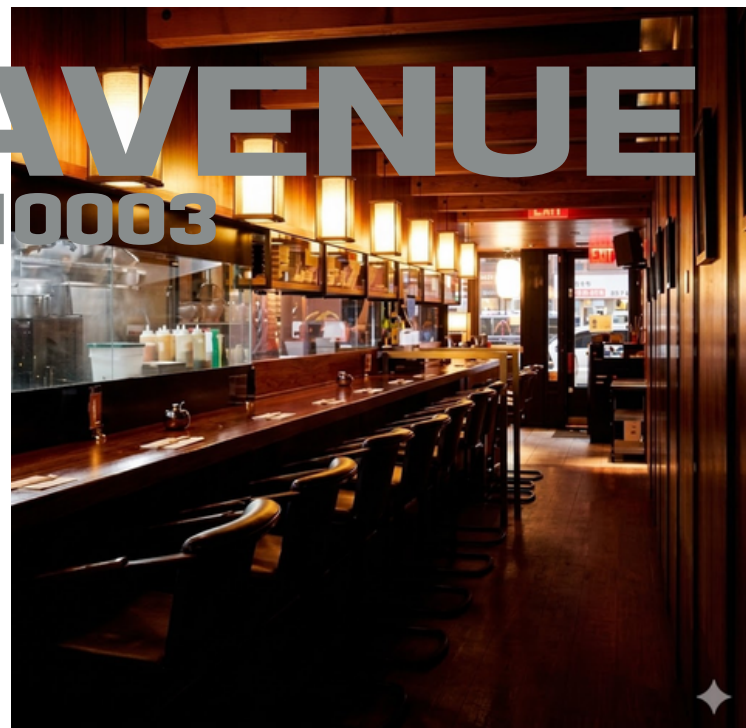
<u>Term</u>	<u>Monthly Rent</u>	<u>Term Rent</u>
* 04/01/2021 – 03/31/2022	\$ 25,000.00	\$ 200,000.00
04/01/2022 – 03/31/2023	\$ 25,000.00	\$ 200,000.00
04/01/2023 – 03/31/2024	\$ 25,750.00	\$ 309,000.00
04/01/2024 – 03/31/2025	\$ 26,523.00	\$ 318,270.00
04/01/2025 – 03/31/2026	\$ 27,318.00	\$ 327,818.00
04/01/2026 – 03/31/2027	\$ 28,138.00	\$ 337,653.00
04/01/2027 – 03/31/2028	\$ 28,982.00	\$ 347,782.00
04/01/2028 – 03/31/2029	\$ 29,851.00	\$ 358,216.00
04/01/2029 – 03/31/2030	\$ 30,747.00	\$ 368,962.00
04/01/2030 – 03/31/2031	\$ 31,669.00	\$ 380,031.00

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PREMIUM ASSETS & EQUIPMENT

- Turn-Key Professional Kitchen: High-capacity setup specifically optimized for Ramen production.
- Cooking Line: Industrial High-BTU noodle boilers, specialized soup ranges, multi-burner stovetops, and dual-tank high-efficiency fryers.
- Refrigeration: Top-tier True & Beverage-Air units (reach-ins, under-counters, prep tables) and large-capacity walk-in coolers.
- Infrastructure: High-output A.O. Smith water heating system and sophisticated Ansul fire suppression.
- Full Liquor License: Existing Full Liquor License in place, subject to applicable approvals for the incoming operator.

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LOCATION & SPACE ADVANTAGES

- **The Heart of the East Village:** Located in one of Manhattan's most established dining destinations, with strong pedestrian activity and close proximity to NYU.
- **Substantial Basement Space:** Approximately 1,850 SF of basement space offering significant capacity for food preparation, storage, and administrative functions, subject to applicable permits and approvals.
- **Prominent Second Avenue Exposure:** Approximately 15 feet of frontage along Second Avenue, offering strong street-level visibility.

RISK MITIGATION & KEY DISCLOSURES

- **Good Guy Guaranty:** The Lease includes a Good Guy Guaranty under which the Guarantor's obligations terminate only after all notice, surrender, vacancy, and payment conditions specified in the Guaranty have been fully satisfied.
- **Security Deposit:** The Lease initially requires a security deposit equal to six months' rent, with a potential reduction to three months upon satisfaction of the conditions set forth in Article 48. The current security deposit status is subject to confirmation.
- **Assignment Requirements:** Any assignment requires Landlord's prior written consent. At minimum, the proposed assignee must demonstrate average liquidity exceeding \$1 million over the preceding 36-month period. Additional requirements apply to any replacement guarantors, as provided in the Lease.
- **Fixtures & Equipment:** Additions, alterations, improvements, and the fixtures and equipment identified in Exhibit A become the property of the Landlord and remain with the premises. Movable trade fixtures may be removed or replaced only in accordance with the terms of the Lease.

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NEIGHBORHOOD HIGHLIGHTS

Located in the heart of the East Village, surrounded by established dining destinations, major retailers, cultural institutions, universities, and convenient transportation.

RETAIL & GROCERY

- Whole Foods Market – Bowery
- Wegmans – Astor Place
- Trader Joe's – East 14th Street
- Target – East Village

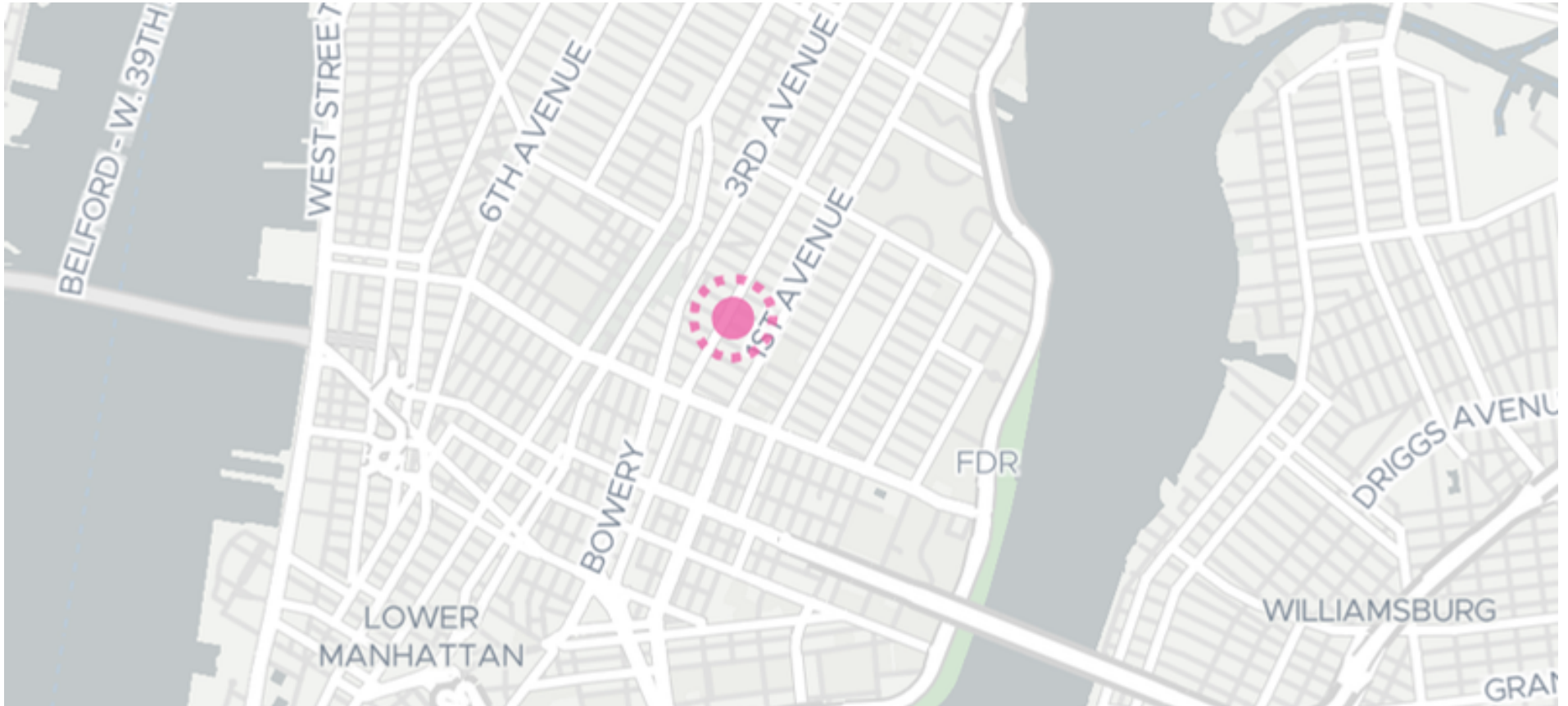
DINING LANDMARKS

- Momofuku Noodle Bar
- IPPUDO NY
- Katz's Delicatessen
- Superiority Burger
- McSorley's Old Ale House

CULTURE, EDUCATION & TRANSIT

- New York University
- Cooper Union
- The Public Theater
- Astor Place Subway Station
- Union Square Transportation Hub

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THANK YOU!

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