Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$1,500,000 $0 $1,500,000

TITLE:	$$$ Gaming Revenue Bar + Restaurant
TYPE:	Retail/Commercial
HAVE:	Bar/nightclub and beer garden with $$$ from video poker gaming high traffic route 30 south of Chicago near expressways. Owner just finished renovating.
ADDRESS:	7905 W Lincoln Hwy, Frankfort, Illinois
BENEFITS TO NEW OWNER:	-Recently Renovated -Managment now in place -High traffic count Route 30 -Grandfathered gaming with $$$ revenue -Adaptable Floor Plan -Flexible use, C2 Zoning -Redevelopment potential -Sizable lot 2 acres, can make 3 -Flex terms -Possible seller financing

GROSS SCHEDULED INCOME:	$700,000 Projected
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$500,000
NOI:	$200,000
DEBT SERVICE:	$0
CASH FLOW:	$200,000
CAP RATE:	13.33%



BENEFITS SOUGHT:	Retirement, would consider exchange
MOTIVATION:	Children inherited and not interested in running business long term
CAN ADD:	Has other properties
REMARKS:	Lots of potential at this site making gaming $$$ with development opportunities on extra land near two major expressways.

OWNER:

COUNSELOR:	Theresa Mueller 132 N Washington Naperville, Illinois, 60540	Cell: 630-715-9999 Email: info@theresamueller.com