

## Property Details

CONTROL: Owner VALUE: \$795,000  
LOAN: \$0  
EQUITY: \$795,000

TITLE: Restaurant - Sport bar (closed)  
TYPE: Retail/Commercial  
Closed restaurant Sport Bar - building size 7,488 SF - year built 1960 - one story bilevel - lot size 0.39 AC - 26+ parking spaces - Frontage 60' on  
HAVE: Mississippi Ave. - Zoning E-MX-3A-E-MX-3A. High traffic area.  
(Restaurant, Bar, 3 story apartment.)  
ADDRESS: 1750 W Mississippi Avenue, Denver, CO, Denver, Colorado  
BENEFITS TO NEW OWNER: It was listed for \$1,100,000.00. Ideal for turn key restaurant and sports bar. This property is priced to move.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%

BENEFITS SOUGHT: I would like to use the equity for cash, mortgage, paper, and etc.

MOTIVATION: High

CAN ADD: Property or \$1,000,000. Cash

REMARKS: This is a rare chance to acquire hospitality real estate at a fraction of the cost. I am highly motivated making this an exceptional opportunity for investors or owner-users.

OWNER: CAA Ventures, LLC

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