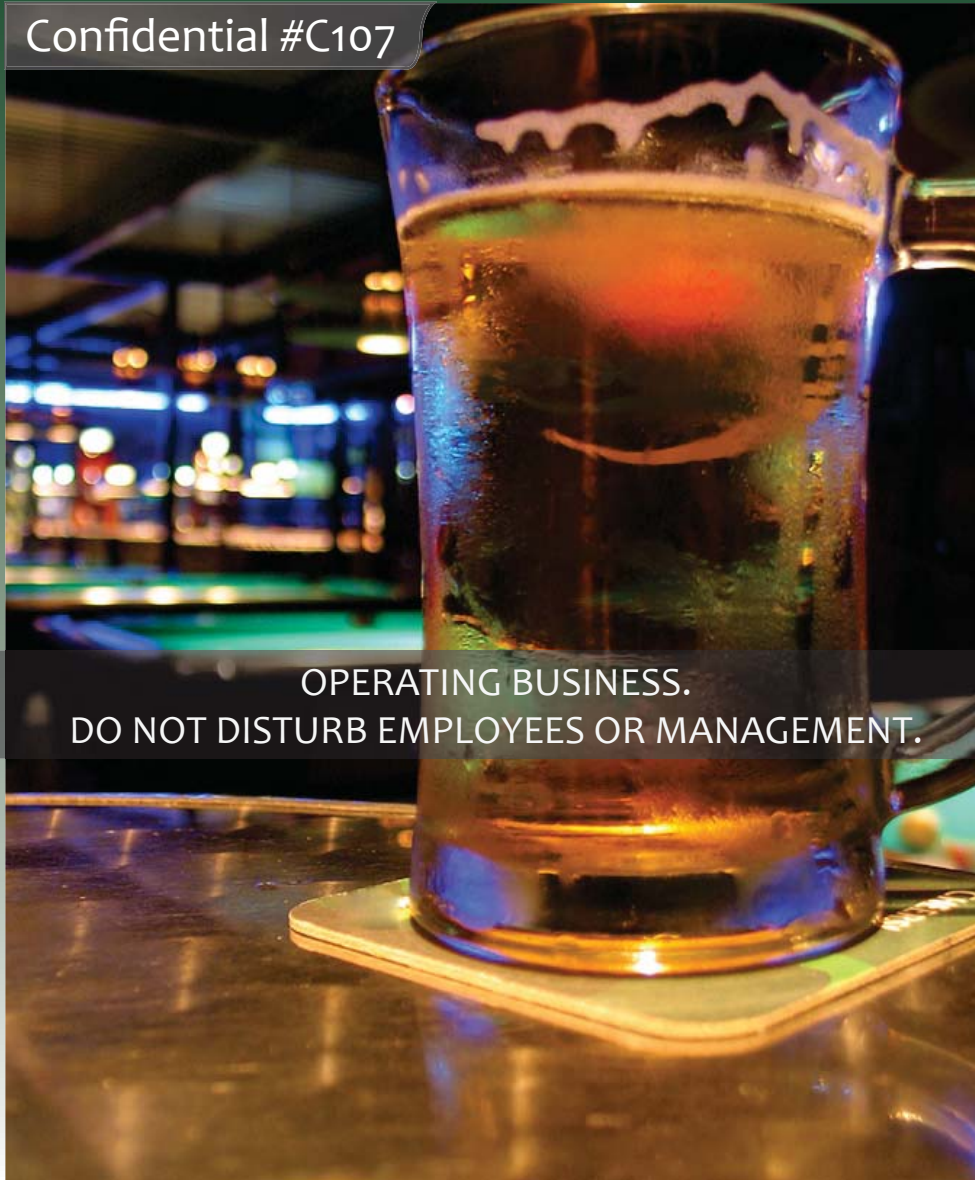


Schaumburg - Chicago Northwest Suburb LONGSTANDING LIVE MUSIC VENUE AND SPORTS BAR WITH ALL FF&E INCLUDED

Confidential #C107



OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

Schaumburg

Schaumburg is a village located in Cook County in northeastern Illinois. It is located just under 30 miles northwest of downtown Chicago and approximately 8 miles northwest of O'Hare International Airport. The village is the largest center of economic development in the State of Illinois, outside the City of Chicago. In addition to the 9.5 millions square feet of retail & commercial space, the village has over 12 million square feet of office space and 13.5 million square feet of industrial space. With a daytime population of 150,000, thousands of businesses, 25 hotels, over 200 restaurants, highly educated workforce, superb location and high quality of life, Schaumburg is 'The Place for Business.

Confidential Code #C107

Size	7,300 SF
Rental Rate	Negotiable
Asking Price	\$189,000 (Business) Price Reduced!

For additional information or to schedule a showing

Chad Severson

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	6,908	66,800	138,127
2015 Female Population	7,170	68,945	143,094
2015 Total Population	14,078	135,745	281,221
2015 Total Households	5,095	47,054	100,615
Income			
2015 Median Household Income	\$69,257	\$71,973	\$74,241
2015 Per Capita Income	\$30,525	\$31,146	\$33,727
2015 Average Household Income	\$84,331	\$89,369	\$93,618

Nearby Businesses

Confidential Listing. Please see the enclosed Non-Disclosure Agreement (NDA) to receive location and full details.

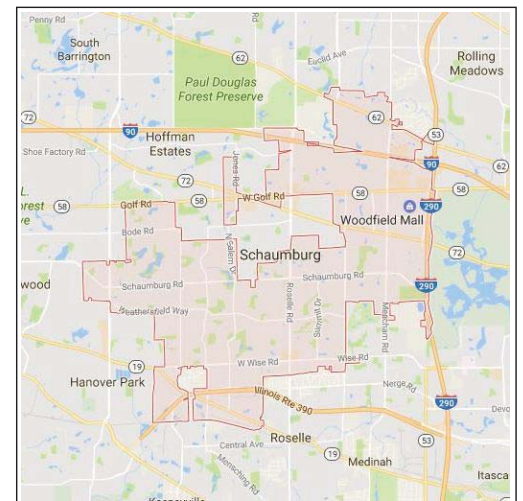
Business Description

Longstanding live music venue and sports bar for sale. Established over 25 years ago and newly remodeled 3 years ago. Features a large bar that seats 45 as well as a raised seating VIP area. Furniture, fixtures and equipment include a full in-house PA system and Behringer board. Multiple pool tables, darts and video games also included. Gated outdoor smoking area and parking for 300.

Partnership and joint venture opportunities are also available.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 468 4-18-2014

Map Schaumburg



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Longstanding Live Music Venue & Sports Bar in Schaumburg, IL
Asking Price:	\$189,000 (Business) PRICE REDUCED!
Where did you see the listing?	
Code # if Applicable	C107
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
Please Fax to Kudan Group, Inc. 312.575.0497	