

Chicago Northwest Suburbs ESTABLISHED (30 YEARS), PROFITABLE RESTAURANT W/ OUTDOOR PATIO & DRIVE-THRU

Confidential #C131



OPERATING BUSINESS.

DO NOT DISTURB EMPLOYEES OR MANAGEMENT.

McHenry County

McHenry County is known for its wide variety of shopping options. McHenry, Crystal Lake, and Algonquin/Lake in the Hills have established themselves as major retail areas, all featuring an array of big box stores, specialty stores, and restaurants. In addition, several historic downtowns throughout the county offer unique shops and eateries in charming environments. The Woodstock Square Historic District, antique shops in Richmond and Hebron, downtown Crystal Lake and Algonquin accommodate residents and tourists.

| | |
|----------------|---|
| | Confidential Code #C131 |
| Size (Approx.) | 6,800 SF |
| # of Seats | 260 Total |
| Rental Rate | \$6,417 per Month (NNN) |
| Price | \$599,000 (Business & Assets) PRICE REDUCED! |

For additional information or to schedule a showing contact:

Chad Severson

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Demographics

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|----------|----------|----------|
| Population | | | |
| 2015 Male Population | 16,525 | 117,317 | 378,898 |
| 2015 Female Population | 17,442 | 125,024 | 392,168 |
| 2015 Total Population | 33,967 | 242,341 | 771,066 |
| 2015 Total Households | 13,201 | 90,194 | 272,065 |
| Housing | | | |
| 2015 Total Housing Units | 14,240 | 96,677 | 292,281 |
| Income | | | |
| 2015 Median Household Income | \$65,928 | \$60,530 | \$54,483 |
| 2015 Per Capita Income | \$33,545 | \$30,907 | \$27,238 |
| 2015 Average Household Income | \$85,860 | \$82,158 | \$76,528 |

Nearby Businesses

This is a confidential listing. Please see the enclosed Non-Disclosure Agreement (NDA) for more information. Operating business. Do not disturb employees or management.

Description

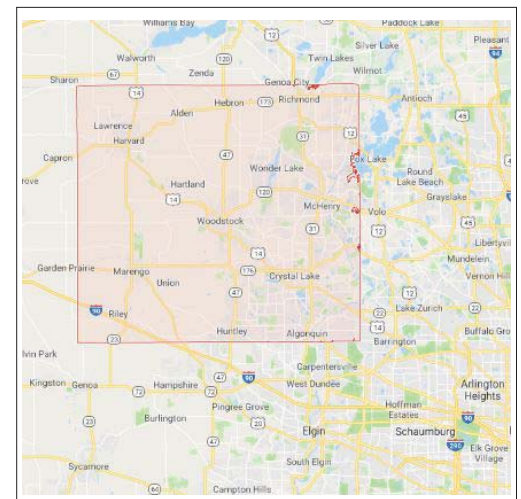
Established (30+ Years) Northwestern Suburbs local favorite BBQ restaurant. Owner retiring. Includes a large bar, private banquet rooms, outdoor patio and drive thru window for easy pick up. This restaurant has high visibility, is made for volume and is an owner's dream.

\$250k down and the owner will finance the rest. Let the business pay for itself while you are running it!

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. C111 05-22-2017

Map

McHenry County



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

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

| | |
|--|---|
| Property Description(s) | Established (30+ Years) Northwestern Suburbs Local Favorite BBQ |
| Asking Price: | \$599,000 (Business & Assets) PRICE REDUCED! |
| In which publication/web site did you see the listing? | |
| Code # | C131 |
| 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 leaseing 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 | |