

Client Data Sheet - Pete Miller's

Agent	Chad Severson
Transaction Type	Business Sale with Real Estate
Type of Property	Freestanding Building
Note	Appraised at \$2.58m in 2017, now \$1.4m!
Property Data	
Property Name	Pete Miller's Steak and Seafood
Address	3032 English Row Ave, Pin # 07-01-16-207-012-000
City, Zip Code	Naperville, IL 60564-5112
Area	Western Suburbs, with 311sf of frontage along the west side of Route 59.
County	Will
Sale Price	\$1,400,000 (Business and Real Estate) PRICE REDUCED!
CAM & Insurance	CAM: \$0, Insurance: \$5,000 annually
Taxes	2017: \$47,381, 2016: \$48,837, 2015: \$51,047
Building Type and Year Built	Single story, masonry and frame constructed stucco, brick and siding, built in 2007
# of Seats	300 including Bar
Stories	Single
Size	7,902 SF Interior with a 1,193 SF Patio
Lot Size	52,925 (1.21 acres)
Parking	75+
Zoning	B2 PUD
Licenses	Class A
A/C & Heat	Electric / Gas
Electric (amps)	N/A
Type of Roof & Age	2007, Shingle
Type of Basement	None
Ceiling Heights	Various 10ft-30ft

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Nearby Businesses	Tamarack Golf club next door, strip mall. Brand new condominiums across the street
Property Description	Recently renovated, well known iconic Chicago seafood and steakhouse with prominent location on Route 59 in one of the most desirable cities in the country; Naperville IL. Appraised at \$2.58m in 2017, now \$1.4m. Creative motif and construction lends this building to be suitable for many concepts. Brand new condominiums directly across the street and immediately next door is a well known golf course which lends itself to multiple special events and a captured audience.
Location Description	Located along the west side of Route 59, approximately one block south of 103rd street. Average daily traffic counts of 33,000+.
Business Data	
Business Description	Upscale Steak and Seafood House
Year Established	Pete Miller's brand is 25 years old, this location was previously a Tommy Nevin's pub, then remodeled and rebranded into Pete Miller's in November 2017.
Years of Operation	1
No. of Employees	30
Hours of Operation	4:30 - 10:00 daily, Mon-Sat, closed on Mondays
Reason for selling	Portfolio reduction
Approx. Annual Gross Sales and NOI	On target to finish \$2m + in 1st year
FF&E included in price?	\$500,000
Inventory included in price?	Not included
Will seller provide training?	Negotiable
Competition/Market Overview	Facility is built to attract upscale clientele. Banquets, and wedding dinners along with catering and offsite events can increase sales for any concept looking for such a spectacular site.