

DATA SHEET

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| Agent | Chad Severson, Chad@Kudangroup.com 815 404 9171 |
| Is this Confidential? | Yes |
| Transaction Type | Real Estate Sale with operating Irish Pub business. |
| Type of Property | Parcel #1: 8,881 SF parcel of land (Pin #: 18-04-129-028-0000) with a 5,840 SF restaurant, owner occupied by the Palmer Place Restaurant, an all brick building on LaGrange Road. Parcel #2: 2,098 SF parcel of land (Pin #: 18-04-129-027-0000) used for parking in the rear. |
| Sale or Lease | Sale preferred, Lease negotiable for HIGHLY QUALIFIED CANDIDATE. |
| Property Data | |
| Property Name | The Palmer Place Restaurant |
| Address | 56 S. Lagrange Rd. |
| City, Zip Code | LaGrange, IL 60525 |
| Pin #: | 18-04-129-028-0000 & 18-04-129-027-0000 |
| Area | Western Suburbs |
| County | Cook |
| Sale Price | \$2,699,000 (Business & Real Estate) |
| Rental Rate | Negotiable for tenant with STRONG financials |
| Lease Type | NNN |
| Lease Term | 10 years |
| Options | Two 5-year options |
| Yearly Rental Adjustment | 3% |
| Security Deposit | 2 Months Rent |
| Taxes | Total for both parcels 2018: \$24,943.21 |
| Building Type and Year Built | The parcel is improved with a one and part two story masonry and reinforced concrete restaurant building, containing approximately 5,840/SF. There is also a rooftop patio and ground level outdoor patio, which can accommodate approximately 200 persons. The building was constructed in phases in 1932 and 2001. |

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| # of Seats | 202 inside plus 10 at the bar, and 220 outside |
| Stories | One and part two story |
| Size | 5,840 SF based on physical measurement |
| Lot Size | 10,979 SF |
| Parking | Six tandem spots to the west on one of the parcels, also there is municipal parking to the immediate west |
| Zoning | Zoned C-1CR, Core Retail District |
| Licenses | Illinois Business License Cook County Department of Environmental Control License Village of LaGrange Business License Village of LaGrange Liquor License (A new owner would have to get Village of LaGrange Business License & Liquor License but they are easily obtained) |
| A/C & Heat | Forced air gas furnaces and central air conditioning; "Mr. Slim" units for auxiliary air conditioning; air makeup unit |
| Electric (amps) | 800 Amp, 240 Volt |
| Type of Roof & Age | Flat membrane |
| Type of Basement | Partial unfinished basement which includes freezers and coolers. |
| Ceiling Heights | Various heights, 8-12 feet |
| Property Description | Rectangular shaped parcel containing approximately 10,979/SF. The site is improved with a one and one part two story restaurant building, containing approximately 5,840/SF. There is also a rooftop patio and ground level outdoor patio, which can accommodate 200+ people. The property is occupied by Palmer Place Restaurant and was constructed in phases in 1932 and 2001. |
| Location Description | One Block south of Harris Ave on LaGrange Road on the west side of street |
| Cross Streets | Just North of Cossitt Ave, South of Harris Avenue on the west side of the street. |
| Business Data | |
| Is the business currently operating? | Yes |
| Business Description | A long time community staple that has endured the tests of time serves great appetizers, burgers, entrees and more. Over 250 beers on hand and plenty of Irish Whiskey. Palmer Place is home |

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| | for all sports game favorites. A large multi-level outdoor beer garden that holds over 200 patrons. |
| Year Established | 1983 |
| Years of Operation | 36 |
| No. of Employees | 25-30 |
| Hours of Operation | Monday - Thursday 11am to Midnight Friday & Saturday 11am to 1am Sunday 11am to 11pm |
| Reason for selling | Retirement |
| Approx. Annual Gross Sales and NOI | 2018: \$2,721,115 NOI: N/A |
| Video Gaming? | City does not allow |
| FF&E included in price? | Yes, \$300,000 |
| Inventory included in price? | Negotiable, depending on the time of sale transaction completion. |
| Will seller provide training? | Maybe 30 days / Negotiable |
| Nearby Businesses | Starbucks, Forbidden Noodles, Fire Side Wood Fired Pizza, DiNico's Pizza, Mak's House, Q-BBQ, Red Mango, Wild Monk, Prasino, and many more in this dining Mecca....The area is LaGrange's dining draw. |