

Client Data Sheet - Pete Miller's

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| Agent | Chad Severson |
| Transaction Type | Assets with Real Estate |
| Type of Property | Freestanding Building |
| Note | Appraised at \$2.58m in 2017, now \$1.4m! |
| Property Data | |
| Property Name | Former 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 (Assets 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 | B-2 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. |