

ETTA RESTAURANT PORTFOLIO ASSET SALE

KG

KUDAN
GROUP

BRIAN LASKOV

MANAGING BROKER

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GEORG SIMOS

SENIOR BROKER

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☎ 773.294.4065

KUDAN GROUP

🌐 kudangroup.com

☎ 312.575.0480

📍 1629 N. Halsted St. Chicago, IL 60614

etta

etta is an affordable neighborhood restaurant that serves delicious wood-fired food. Centered around the wood-fired hearth, our expert culinary team peppers each menu with their favorite seasonal dishes that are meticulously crafted so you always get a top-notch culinary experience.

From crave-worthy pizza and warm focaccia, to fresh, crisp seasonal salads to family-style shared pig and lobster picnics, etta has something for everyone. Just as the kitchen is the focal point of interaction within a home, etta's open kitchen design gives guests that same intimate experience.



Each location features a wood-burning brick oven that bakes pizzas to perfection, as well as a giant wood-fired hearth for spit roasting and grilling. We pay attention to every detail – our service is superior, and we believe in generosity, making every etta experience exceptionally thoughtful. We love the neighborhoods that we serve and look to add rich diversity, creativity, culture and history.

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COMMERCIAL REAL ESTATE
RETAIL HOSPITALITY INVESTMENT

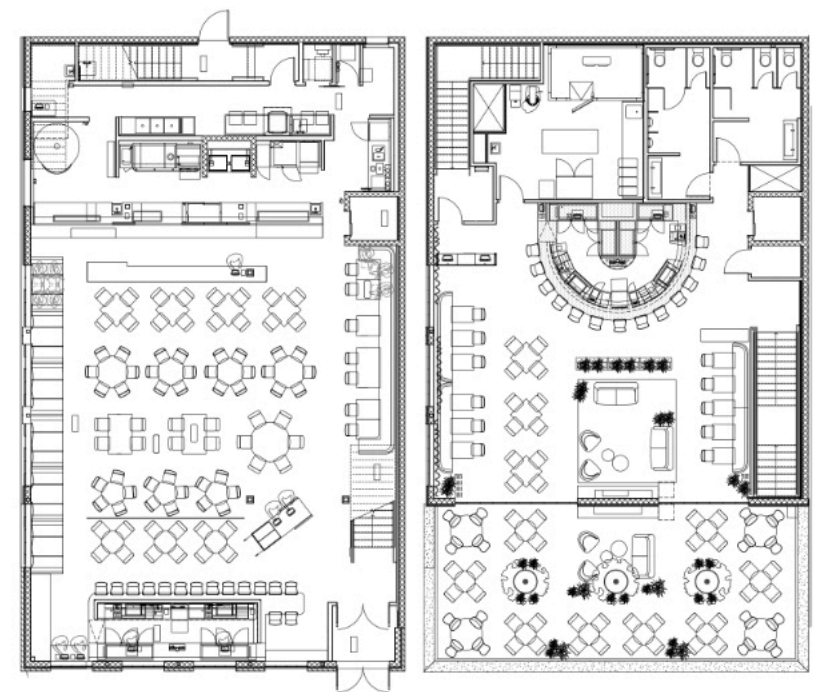
etta BUCKTOWN

1840 W. North Ave. Chicago, IL 60622

2022 Gross Sales | \$8,059,006



FLOOR PLAN



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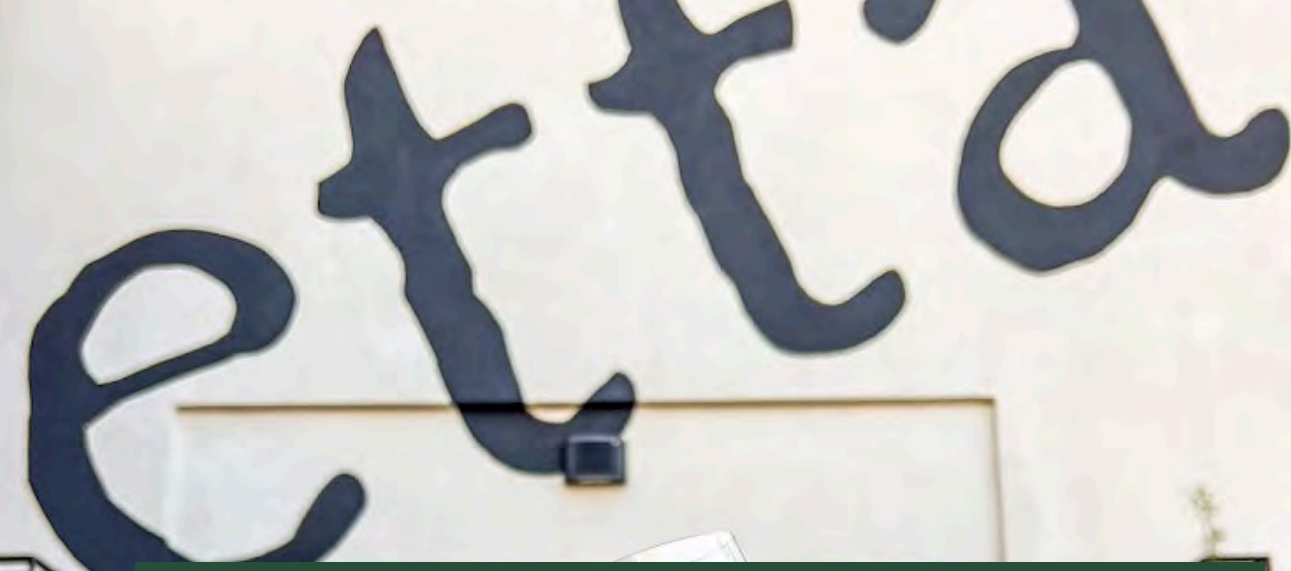
KG KUDAN GROUP

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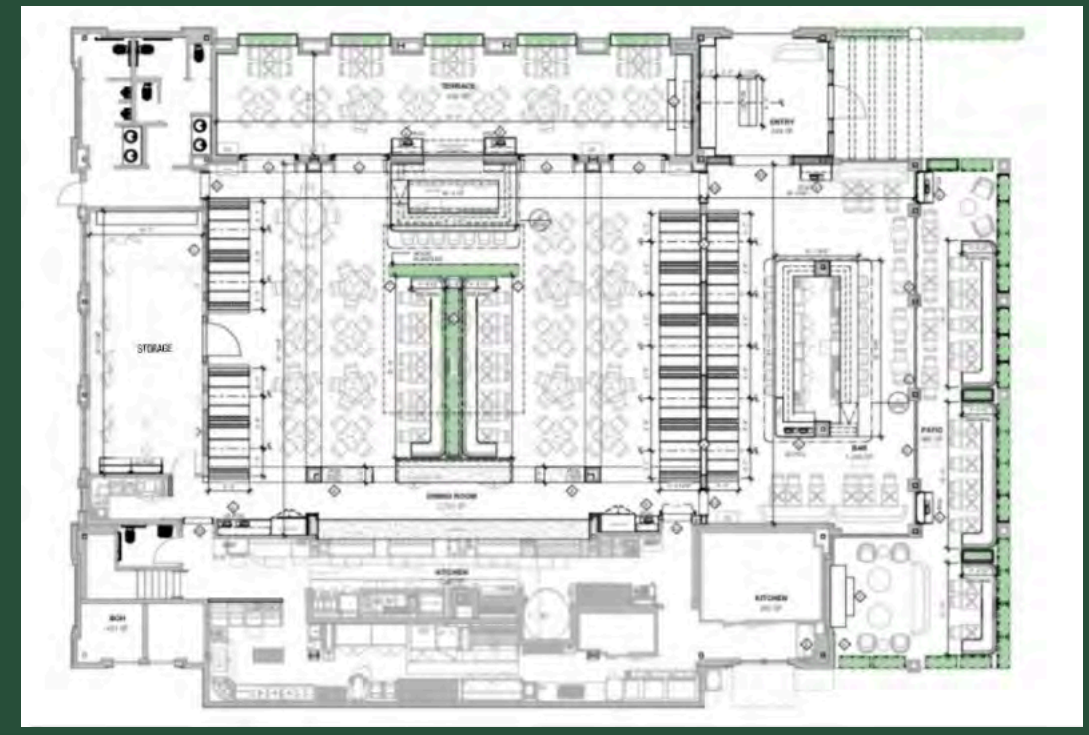
etta SCOTTSDALE

15301 N. Scottsdale Rd. Scottsdale, AZ 85254

2022 Gross Sales | \$7,465,006



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etta RIVER NORTH

700 N. Clark St. Chicago, IL 60654

2022 Gross Sales | \$8,223,304



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CAKES - PASTRIES - BREADS -
aya

Located in West Town Chicago, Aya Pastry celebrates the best of seasonal ingredients, with products crafted with precision and love. Aya Pastry offers a creative take on signature breads along with celebratory cakes, whimsical sweets, and breakfast pastries.

Our mission is to spread smiles by sharing our crave-worthy treats.

2022 Gross Sales | \$2,908,004

AYA BAKERY

1332 W. Grand Ave. Chicago, IL 60642

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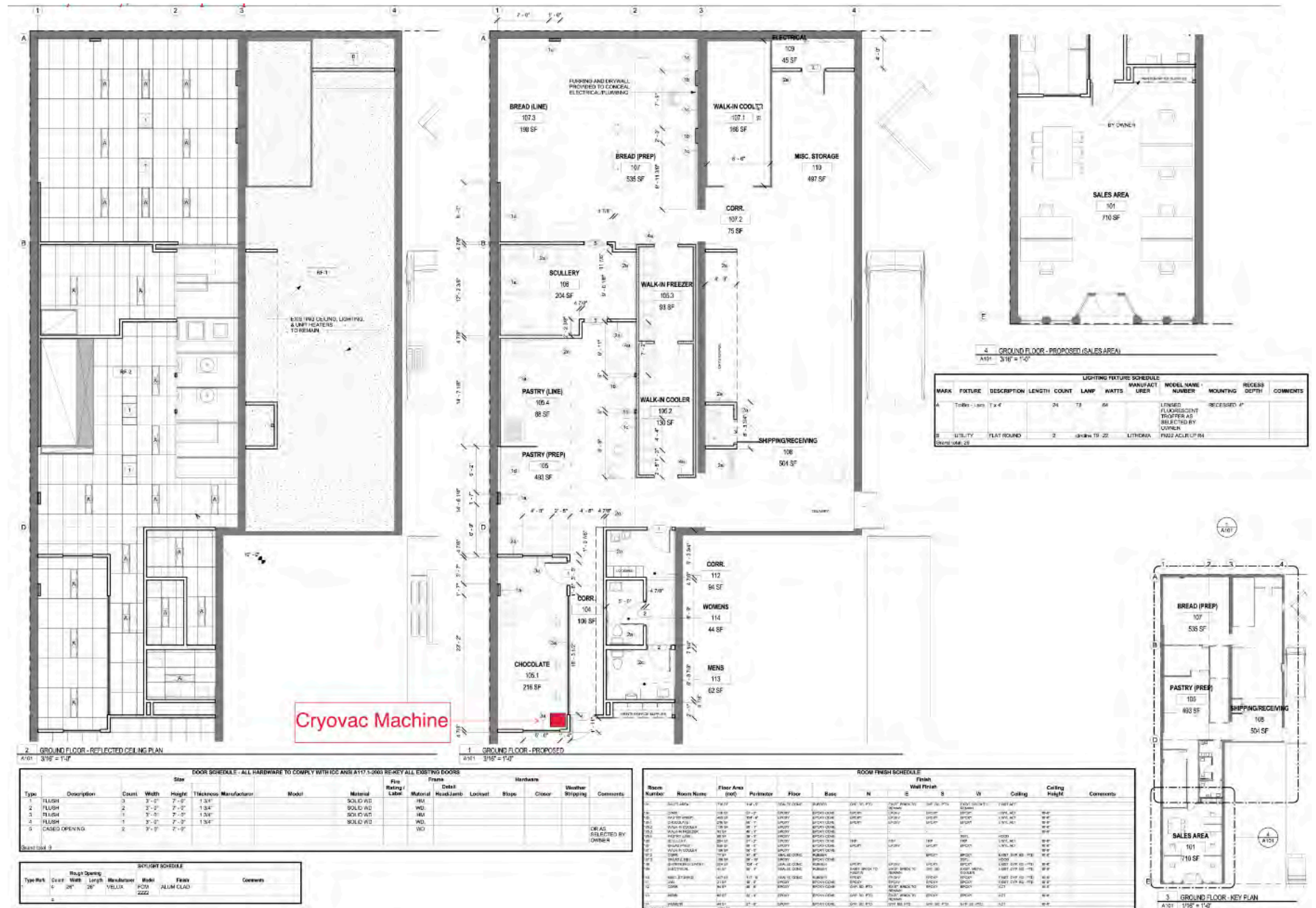
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AYA BAKERY FLOOR PLAN



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BIDDING PROCEDURES

KEY DATES

March
20
Noon EST

Bid Deadline - Each Bid must be transmitted to the Notice Parties via email or regular mail so as to be actually received by the Notice Parties on or before the Bid Deadline.

March
25
11am EST

Auction - If the Debtors receive a Qualified Bid for the Assets, other than the Stalking Horse Bid for such Assets, the Debtors will conduct the Auction to determine the Successful Bidder with respect to such Assets

April
2
1pm EST

Sale Hearing - A hearing to consider approval of the Sale of the Assets to the Successful Bidders is currently scheduled to take place before the Honorable Karen B. Owens in the United States Bankruptcy Court for the District of Delaware.

BIDDING PROCEDURES

Full details on the bidding procedures can be found in the Data Room. Data Room access will be provided upon completing a Non-Disclosure Agreement. Please contact the Kudan Group for more information.

POTENTIAL BIDDERS

To participate in the bidding process or otherwise be considered for any purpose under these Bidding Procedures, a person or entity interested in consummating a Sale must deliver:

1. an executed confidentiality agreement on terms acceptable to the Debtors, to the extent not already executed;
2. information demonstrating that the Potential Bidder has the financial capability to consummate the applicable Sale, including, but not limited to, the most current audited and unaudited financial statements of the Potential Bidder, Financials of the equity holder(s) of the Potential Bidder or such other form of financial disclosure as is acceptable to the Debtors, and a written funding commitment acceptable to the Debtors and their advisors of the equity holder(s) of the Potential Bidder to be responsible for the Potential Bidder's obligations in connection with the applicable Sale); and
3. a letter of intent that demonstrates such Potential Bidder's intent to submit a Bid that meets or exceeds the Minimum Bid.

QUALIFIED BIDDERS

A qualified bidder is a Potential Bidder whose Financials, or the Financials of its equity holder(s), as applicable, demonstrate the financial capability to consummate the applicable Sale and whose Bid is a Qualified Bid.

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**FOR MORE INFORMATION
PLEASE CONTACT:**

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