

# Ocean County "Roadhouse Tavern"



## HIGHLIGHTS:

- » REAL ESTATE PLAY - 1.12 ACRES
- » VISIBLE HIGHWAY LOCATION
- » 50 - 50 FOOD/LQUOR MIX
- » SALES CLIMBING BACK UP AFTER COVID
- » UNLIMITED OUTDOOR DINING POTENTIAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	3,702	19,930	50,806
2021 Average HH Income	\$87,446	\$102,387	\$103,375

*Exclusively Marketed by:*

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201 Main Street  
Allenhurst, NJ 07711

PROPERTY SUMMARY

GLA (SF)	6,840
Land (SF)	48,787
Land Acres	1.12
Year Built	1960
R.E. Estimated Value	\$1,500,000
Liquor License Est. Value	\$200,000
Zoning	C-1 - Commercial
Road Frontage (Feet)	235
Real Estate Tax	\$18,193
Number of Stories	2
Seating Outdoor	40
Parking Spaces	80
Bathrooms	2 three piece - two two piece
Number of Ingresses	2
Number of Egresses	2

INVESTMENT SUMMARY

Offering Price	\$1,750,000
Price PSF	\$255.85
NOI (2021)	\$74,367
CAP RATE (2021)	4.25 %
CAP RATE (Pro Forma)	12.14 %

INCOME

	2021	PRO FORMA
Food Sales	\$500,000	\$750,000
Liquor Sales	\$500,000	\$750,000
Gross Annual Sales	\$1,000,000	\$1,500,000
Less: Expenses	\$925,633	\$1,287,563
Net Operating Income	\$74,367	\$212,437

EXPENSES

	2021	PRO FORMA
Cost of Goods	\$365,000	\$547,500
Insurance	\$28,077	\$28,077
Merchant Charges	\$13,100	\$19,650
Payroll	\$255,200	\$382,800
Payroll Tax	\$31,900	\$47,850
Real Estate Taxes	\$18,193	\$18,193
Repairs & Maintenance	\$25,600	\$25,600
Utilities/Telephone	\$66,111	\$66,111
Supplies	\$24,900	\$37,350
Trash Removal	\$6,591	\$6,591
Entertainment	\$44,453	\$54,283
Miscellaneous Expense	\$25,000	\$25,000
Advertising	\$12,000	\$18,000
License Permits	\$2,147	\$2,147
Professional Fees	\$2,100	\$3,150
Office	\$5,261	\$5,261
Total Operating Expense	\$925,633	\$1,287,563
Expense / SF	\$135.32	\$188.24
% of EGI	92.56 %	85.84 %

INVESTMENT SUMMARY

Ocean County, NJ "Roadhouse/Tavern"; highway location; 35 year operational track record; quality food & spirits in casual surroundings; seats 124 dining + 76 at bar/lounge + 40 outdoor; 22 Flat Screen TV's; small package good store; business climbing back up to pre-covid gross sales of \$2M; 50/50 food & liquor; real estate included in sale; financing available to qualified..

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