

MONMOUTH COUNTY RESTAURANT AND BAR SUPER SPORTS BAR SETUP



HIGHLIGHTS:

- » TURN-KEY RESTAURANT AND BAR
- » HIGHLY VISIBLE HIGHWAY LOCATION
- » RECENTLY REMODELED
- » OUTDOOR DECK
- » FOUR ACRE LOT

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
2023 Population	30,778	99,182	408,864
2023 Average HH Income	\$137,649	\$144,448	\$147,068

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

Building Sqft	6,507
Latest Renovation	2022
Lot Acres	3.88
Real Estate Taxes	\$26,719
R.E. Estimated Value	\$2,300,000
Zoning	HD-1 Highway Development
Highway Frontage (Feet)	200
Number of Stories	2
Total Seating	185
Parking Spaces	110
Parking Surface	Macadam
Bathrooms	2 Four Piece
Number of Ingresses	1
Number of Egresses	1

INVESTMENT SUMMARY

Offering Price	\$2,800,000
Real Estate Value	\$2,300,000
NOI (CURRENT)	\$123,492
NOI (Pro Forma)	\$230,650

INCOME	CURRENT		PRO FORMA	
Food Sales	\$1,040,000	65.0 %	\$1,300,000	65.0 %
Liquor Sales	\$560,000	35.0 %	\$700,000	35.0 %
Gross Annual Sales	\$1,600,000		\$2,000,000	
Less Expenses	\$1,476,508	92.28 %	\$1,769,350	88.46 %
Net Operating Income	\$123,492		\$230,650	

EXPENSES	CURRENT		PRO FORMA	
Cost of Goods	\$604,000		\$755,000	
Insurance	\$32,118		\$32,118	
Merchant Charges	\$29,920		\$29,920	
Payroll	\$463,200		\$579,000	
Payroll Tax	\$55,584		\$69,480	
Real Estate Taxes	\$26,719		\$26,719	
Repairs & Maintenance	\$32,000		\$32,000	
Utilities/Telephone	\$75,967		\$75,967	
Supplies	\$41,280		\$51,600	
Trash Removal	\$4,882		\$4,882	
Advertising	\$8,000		\$8,000	
Other Expenses	\$50,000		\$50,000	
License & Permits	\$4,258		\$4,258	
Professional Fees	\$3,200		\$4,000	
Music/Entertainment	\$5,957		\$5,957	
Office Expense	\$2,250		\$2,250	
Computer/POS	\$8,199		\$8,199	
Outside Services	\$28,974		\$30,000	
Total Operating Expense	\$1,476,508		\$1,769,350	
% of EGI	92.28 %		88.46 %	

INVESTMENT SUMMARY

Turn-key Monmouth County, NJ restaurant/bar; recent complete top-to-bottom renovation; highly visible highway location; 3.88 acres; 6,500+ square foot free standing building w/seating for 90; bar seats 95 domed w/flat screens; outdoor deck seats 30; grossing \$1.6M +/-; financing available to qualified.

The subject property is located on New Jersey State Highway 9 in Monmouth County. The topography of the land is generally level and near road grade. The front portion is clear, and the rear portion is densely wooded. Utilities available to the site include electricity, gas, well water, sewer and telephone.

The site is further improved with 75,000± square feet of macadam paving, 110 parking spaces, site drainage, landscaping and site lighting.

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