

BURLINGTON COUNTY, NJ

Restaurant - Tavern

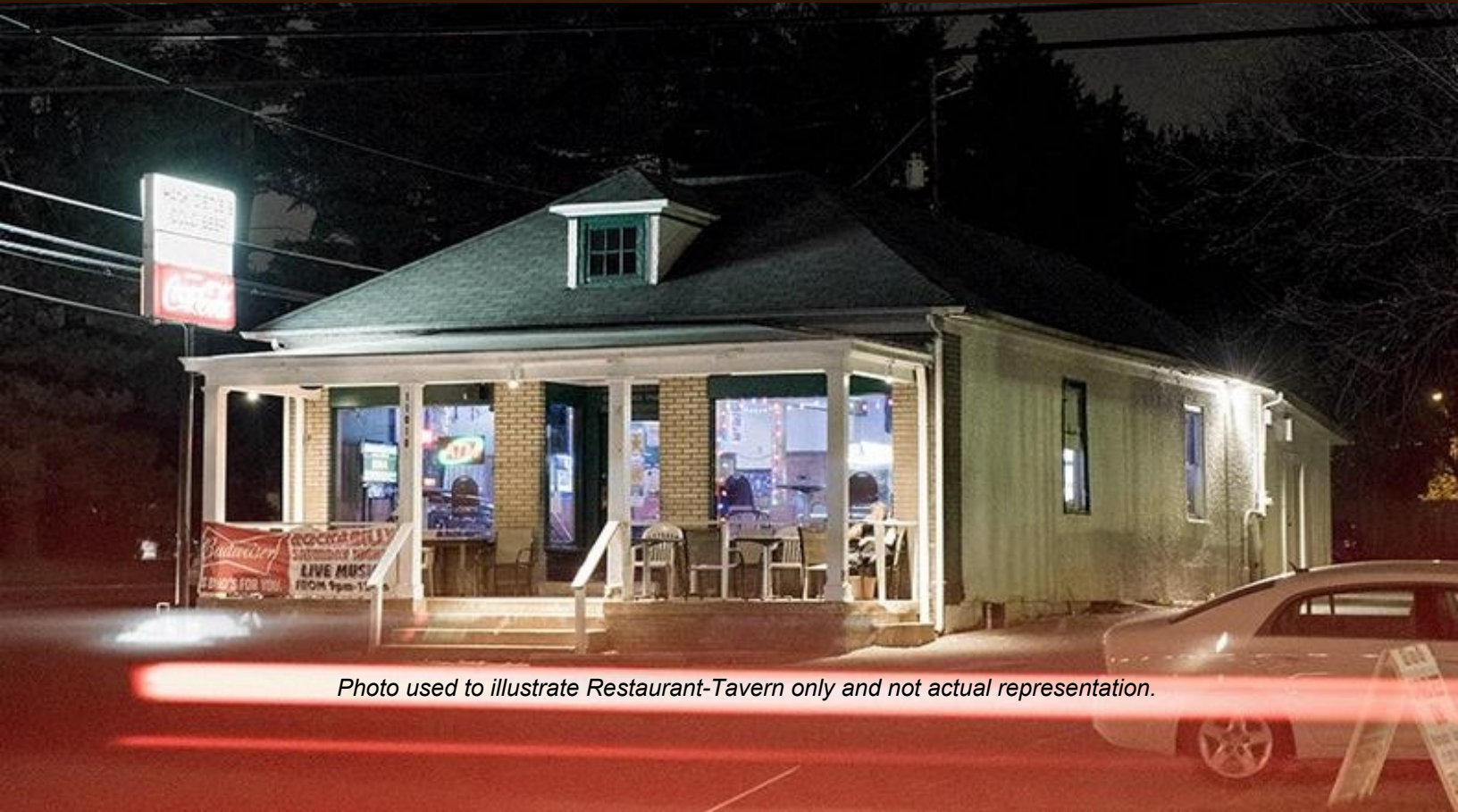


Photo used to illustrate Restaurant-Tavern only and not actual representation.

HIGHLIGHTS:

- » TURN-KEY RESTAURANT AND BAR
- » PRODUCING GOOD CASH FLOW
- » FAMILY OWNED/OPERATED BUSINESS
- » CORNER LOCATION COVERING 5+ ACRES
- » ADDITIONAL INCOME PRODUCING BUILDING
- » BUSINESS FRIENDLY TOWN SUPPORTS REDEVELOPMENT

| DEMOGRAPHICS | 3 MILE | 5 MILE | 10 MILE |
|------------------------|-----------|-----------|-----------|
| 2024 Population | 32,201 | 56,606 | 305,813 |
| 2024 Average HH Income | \$124,350 | \$137,341 | \$135,545 |

Exclusively Marketed by:

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201 Main Street
Allenhurst, NJ 07711

PROPERTY SUMMARY

| | |
|----------------------|-----------------------|
| Building Sqft | 3,790 |
| Latest Renovation | 1990 |
| Lot Acres | 5.27 |
| Real Estate Taxes | \$19,985 |
| R.E. Estimated Value | \$3,000,000 |
| Zoning | Town Center Mixed Use |
| Number of Stories | 2 |
| Seating Dining | 75 |
| Seating Bar | 30 |
| Bathrooms | 2 |
| Corner Location | Signalized |
| Number of Ingresses | 2 |
| Number of Egresses | 2 |

INVESTMENT SUMMARY

| | |
|-----------------|-------------|
| Offering Price | \$3,800,000 |
| Occupancy | 100% |
| NOI (CURRENT) | \$489,795 |
| NOI (Pro Forma) | \$530,370 |

| INCOME | CURRENT | PRO FORMA | | |
|-----------------------------|--------------------|-----------|--------------------|--------|
| Food Sales | \$1,710,000 | 60.0% | \$1,800,000 | 60.0% |
| Liquor Sales | \$1,140,000 | 40.0% | \$1,200,000 | 40.0% |
| Gross Annual Sales | \$2,850,000 | | \$3,000,000 | |
| Less Expenses | \$2,360,205 | 82.81% | \$2,469,630 | 82.32% |
| Net Operating Income | \$489,795 | | \$530,370 | |

| EXPENSES | CURRENT | PRO FORMA |
|--------------------------------|--------------------|--------------------|
| Cost of Goods | \$1,006,050 | \$1,059,000 |
| Insurance | \$44,665 | \$44,665 |
| Merchant Charges | \$43,605 | \$45,900 |
| Payroll | \$739,290 | \$778,200 |
| Payroll Tax | \$121,125 | \$127,500 |
| Real Estate Taxes | \$19,985 | \$19,985 |
| Repairs & Maintenance | \$50,730 | \$53,400 |
| Utilities/Telephone | \$60,477 | \$60,477 |
| Supplies | \$66,690 | \$70,200 |
| Trash Removal | \$10,046 | \$10,046 |
| Advertising | \$28,500 | \$30,000 |
| Other Expenses | \$100,000 | \$100,000 |
| License & Permits | \$3,150 | \$3,150 |
| Professional Fees | \$13,110 | \$13,800 |
| Payroll Processiong | \$5,118 | \$5,118 |
| Laundry & Linen | \$9,975 | \$10,500 |
| Equipment Lease | \$5,188 | \$5,188 |
| Outside Services | \$32,501 | \$32,501 |
| Total Operating Expense | \$2,360,205 | \$2,469,630 |
| % of EGI | 82.81% | 82.32% |

INVESTMENT SUMMARY

This neighborhood tavern/restaurant has developed a loyal clientele due to it's high-quality food & drink; generous portions; reasonable prices and friendly service. Lively bar business as well with strong package goods and take-out sales. Their reviews are five-star! The pub/restaurant atmosphere is attractive to locals, business owners, municipal workers, military, and passers-by to the strategically located corner location. Only a short drive from the Joint Naval Base – McGuire-Dix-Lakehurst, the restaurant receives strong support from the active military and civilian personnel from the base for both lunch and dinner.

Completely turnkey, the restaurant is poised to continue it's proven track record of high volume sales and cash flow. The huge 5+ acre property and a cooperative town would allow for even further expansion and profitability. A tremendous opportunity for the seasoned owner/operator.

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