



CONFIDENTIAL LINCOLN PARK TAVERN AND PROPERTY FOR SALE

999 CONFIDENTIAL
CHICAGO, IL 60614

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3,000 Square Feet
Building Size:	3,258 Square Feet
Business Size:	1,900 Square Feet
Zoning:	M1-2
Market:	Chicago
Submarket:	Lincoln Park

PROPERTY OVERVIEW

Well-Established Lincoln Park Tavern With Property For Sale.

PROPERTY HIGHLIGHTS

- Established Well Known Tavern Business With Many Recent Updates To The Facility
- Corporately Held Tavern, Retail Food And Outdoor Patio Licences
- Great Mixed Use Building
- Numerous Area Demand Generators
- Multiple Commercial And Residential Developments In The General Area
- Close Proximity To University Of DePaul

Confidential Lincoln Park Tavern With Property \$1,100,000.00

_____ (collectively referred to as the "Client") wishes to purchase a business, lease, renew a lease or acquire real property, and to engage Sperry Van Ness to assist and represent the Client in such lease or acquisition according to the terms and conditions set forth.

OR

_____ (collectively referred to as the "Client") wishes to purchase a business, lease, renew a lease or acquire real property, Sperry Van Ness represents the seller in such lease or acquisition according to the terms and conditions set forth.

All inquiries and offers received with respect to this requirement shall be promptly referred to Sperry Van Ness, with advice to all persons, companies and firms with whom you come in contact that Sperry Van Ness is our exclusive representation. This agreement shall be in effect for two (2) months and may be cancelled by either party within thirty (30) days written notice.

I/We the undersigned Accepting Party/Parties and any related entities, including brokers, (the "Accepting Party") is interested in obtaining information regarding the sale of various Businesses in order to evaluate the possible acquisition (the "Proposed Transaction") of the business. The Owner, will not deliver, and will not authorize Sperry Van Ness to deliver, to Accepting Party any information with respect to the businesses which may be confidential and/or proprietary in nature unless Accepting Party executes and delivers this Confidentiality Agreement and Registration Form (the "Agreement") and the Agreement is executed. By executing and delivering this Agreement and accepting the Evaluation Materials, Accepting Party hereby agrees as follows:

1. **Confidentiality:** Any information with respect to the businesses (collectively, the "Evaluation Materials") provided to Accepting Party by Owner, Owner's Representative and/Sperry Van Ness any of their respective consultants, agents or employees (collectively, the "Seller Properties") will be used solely for the purpose of evaluating the possible acquisition of the businesses by Accepting Party, and will not be used or duplicated for any other purpose. Accepting Party shall keep all Evaluation Materials strictly confidential provided that the foregoing shall not apply (a) to information of a public nature or learned by Purchaser from any source other than seller, or (b) from and after the Closing Date. From and after the Closing Date Purchaser shall keep all financial information relating to the Tenants confidential. Nothing contained in this Section shall prohibit any party from disclosing information (i) to its lenders, members, partners, shareholders agents or consultants or prospective purchasers of any of the Parcels or any interest therein; provided that as a condition to any disclosure of Tenant's or Seller's financial information. Purchaser shall deliver to Seller a confidentiality agreement executed by the party receiving such information, (ii) as required by any applicable securities requirement, law or court order, or (iii) in any action between any of the following parties: Purchaser, Seller, Seller's Affiliate, any Purchaser's Affiliate and/or Tenant. Except as expressly provided in this Agreement, the provisions of this Section shall survive the Closing or any termination of this Agreement.
2. **Return of Evaluation Materials:** If, at any time, Accepting Party elects not to proceed with the Proposed Transaction, or, upon request of request of Owner's Representative, Accepting Party will promptly deliver to Owner's Representative all Evaluation Materials received by Accepting Party, whether received before or after the date of this Agreement, without retaining copies thereof.
3. **No Disclosure:** Accepting Party shall not (i) disclose the fact that discussions are taking place concerning the possible acquisition of the businesses or any of the terms thereof, or (ii) conduct

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any discussions, negotiations or make any inquiries concerning the possible acquisition of the businesses with any other person or entity, except for Owner and Sperry Van Ness, except as may be expressly permitted elsewhere in the Agreement and, only in strict accordance with the provisions hereof.

By execution of this Agreement, Accepting Party hereby agrees NOT TO DISTURB any Tenant without the Owner's expressed permission.

ACCEPTED AND AGREED BY PRINCIPAL:

ACCEPTED AND AGREED BY SPERRY
VAN NESS:
("Accepting Party")

Managing Broker