

Hoffman Estates - Chicago Northwest Suburb LONGSTANDING RESTAURANT OPPORTUNITY WITH LOYAL CLIENTELE



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Chicago, Illinois 60661-1411
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Confidential #C145



**OPERATING BUSINESS. DO NOT DISTURB EMPLOYEES
OR MANAGEMENT.**

Hoffman Estates

Hoffman Estates is a northwestern suburb of Chicago. Located primarily in Cook County with a small section in Kane. The village now serves as the headquarters location for the Sears Holdings Corporation and the Midwest headquarters for AT&T. The total incorporated land area of about 19 square miles. School District 54, which began with one school in 1952, is now the largest elementary school district in the State of Illinois (outside of the City of Chicago).

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Size (Approx.)	4,500 SF (Business)
Rental Rate	\$4,785 per Month (NNN)
Price	\$349,000 (Business Sale)

For additional information or to schedule a showing contact:

Chad Severson

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	5,187	20,824	68,728
2011 Female Population	5,239	20,948	69,316
2011 Total Population	10,427	41,773	138,044
2011 Total Households	3,543	15,018	52,396
Housing			
2000 Total Housing Units	3,470	14,461	52,315
Income			
2011 Median Household Income	\$115,903	\$121,587	\$84,174
2011 Per Capita Income	\$45,128	\$54,991	\$42,841
2011 Average Household Income	\$132,812	\$152,958	\$112,871

Note

This listing is confidential. Please see instructions in the enclosed NDA (Non Disclosure Agreement) to receive more details.

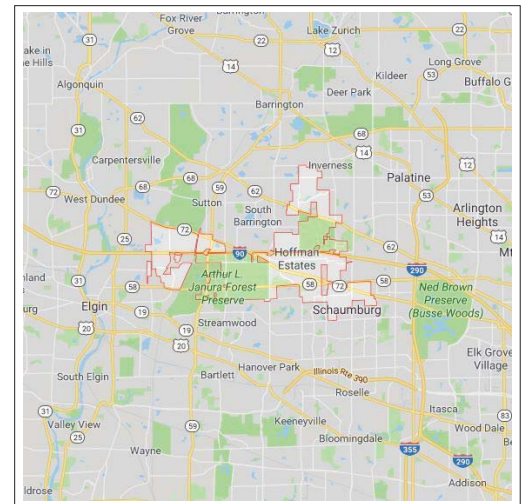
Description

Longstanding restaurant with loyal clientele in Hoffman Estates, IL. Space can be divided into many rooms to accommodate multiple events at one time. Video gaming brings in monthly income of almost \$1,000. Large wine selection and extensive menu. Potential to add lunch, as well as breakfast. Business name not included. Great location for a breakfast house!

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. F80 3-18-2013

Map

Hoffman Estates



****Please fill out completely to receive information****

CONFIDENTIALITY & NON-DISCLOSURE AGREEMENT

Property Description:	Longstanding Restaurant Business Opportunity with Loyal Clientele
Asking Price:	\$349,000 (Business)
Where did you see the listing?	
Code # if Applicable	C145
Your contact info:	
Name/Company:	
Phone:	
Email:	

This AGREEMENT is between (print name) _____ (“Buyer”) and Kudan Group, Inc., an Illinois licensed business broker (“Kudan”) as agent for the owner and/or legal entity of the business described above or any other business being represented by Kudan (“Business”).

Kudan agrees to allow Buyer access to certain confidential and/or proprietary information relating to the affairs of Business, for the purpose of purchasing or leasing real and/or personal property, including but not limited to equipment, trade fixtures, goodwill and other valuables constituting the Business.

Buyer may review, examine, inspect, have access to, or obtain such information only for the purposes described above, and agrees to keep such disclosed information confidential pursuant to the terms of this agreement.

Kudan has or shall at some time in the future, furnish to the Buyer certain confidential information and may further allow the Buyer to inspect the Business and/or interview suppliers, customers or employees of the Business only with prior permission of the Business or Kudan, on the following conditions:

1. The undersigned Buyer agrees to keep all disclosed information confidential, including but not limited to location, size, capacity, and financial information, in trust and confidence and agrees that it shall be used only for the contemplated purpose and shall not be used for any other purpose;
2. No copies or abstracts will be made or retained of any information supplied and all information supplied including any copies, shall be immediately returned to Kudan upon demand by Kudan;
3. The information shall not be disclosed to any employee, consultant or third party without the prior written consent of the Business owner or Kudan and said party receiving the information shall first sign a “Confidentiality & Non-Disclosure Agreement” with Kudan;
4. It is understood that the Buyer shall have no obligation to keep confidential any information known by the Buyer prior to the date of this Agreement or information generally known within the industry prior to the date hereof;
5. The Buyer acknowledges that the information to be disclosed is proprietary and in the event of unlawful use or wrongful disclosure, the Business and Kudan, jointly and separately shall be entitled to injunctive relief as well as monetary damages, including but not limited to reasonable attorneys’ fees and court costs.

This Agreement shall be binding upon and inure to the benefit of the parties, their successors, assigns and personal representatives.

PLEASE FILL OUT ENTIRE FORM. IF WE DON'T HAVE YOUR CONTACT INFORMATION WE CAN NOT SEND INFO.

Agreed to by: (Sign & Print Name of Buyer)	Date:
Kudan Group, Inc. By:	Date:
Please Fax to Kudan Group, Inc. 312.575.0497	