Chicago FISH ★ CHICKEN ★ GRILL

NNN Chicago Fish & Chicken Grill
2916 Gravois Ave. St. Louis, MO 63118

KCA KLAMEN COMMERCIAL ADVISORS

The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Klamen Commercial Advisors does not doubt its accuracy; however, Klamen Commercial Advisors makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Klamen Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.

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DOWNTOWN
ST. LOUIS
30
Gravois Ave
30
(16,000 VPD)
Chicago
FISH★CHICKEN★GRILL
Arsenal St (6,000 VPD)
30
Gravois Ave


Chicago
FISH★CHICKEN★GRILL
30
Gravois Ave
(16,000 VPD)
Arsenal St (6,000 VPD)

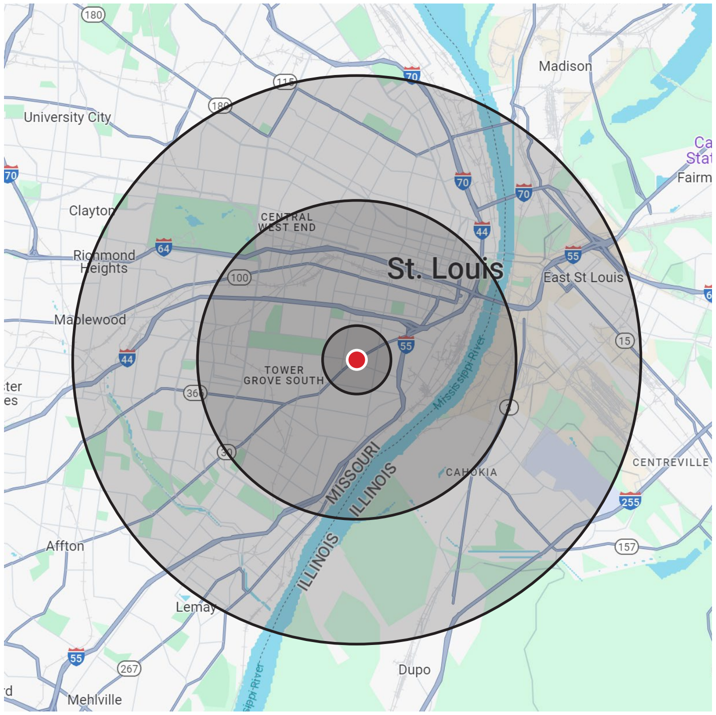
EXECUTIVE **SUMMARY**

CHICAGO FISH & CHICKEN GRILL | 2916 Gravois Ave. St. Louis, MO

$395,000 PURCHASE PRICE	$284 PRICE PER SQUARE FOOT
$33,425 NOI	8.46% CAP RATE
7,048 LOT SF	1,388 TOTAL RENTABLE SQUARE FOOTAGE
7/31/30 LEASE EXPIRE	1957/2000 YEAR BUILT / RENOVATED

DEMOGRAPHICS **TABLE**

DEMOGRAPHICS	
1-Mile Population	27,886
5-Mile Population	298,282
10-Mile Population	744,423
1-Mile Avg HH Income	$85,084
5-Mile Avg HH Income	$72,633
10-Mile Avg HH Income	$80,756



TENANT **PROFILE**

CHICAGO FISH & CHICKEN GRILL	
OWNERSHIP:	Private
LOCATIONS:	4 (12 including sister restaurant)
HEADQUARTERS:	St. Louis
WEBSITE:	www.chicagofishchickenucity.com

MARKET **SUMMARY**

CHICAGO FISH & CHICKEN GRILL | 2916 Gravois Ave. St. Louis, MO

21ST LARGEST METRO | **2.8M** TOTAL POPULATION | **1.14M TOTAL HOUSEHOLDS**

ST. LOUIS

St. Louis has long proved itself an advantageous partner, which is why it has such an impressive corporate resume today. St. Louis is home to 16 Fortune 1000 companies, along with some of the nation's largest privately held firms such as Enterprise Rent-a-Car and Worldwide Technology.

Some of its advantages are inherent in the size of the market, the 21st largest metropolitan area in the U.S. Some are actually juxtaposed to that "bigness," as the costs associated with living and working in St. Louis are actually reflective of a much smaller community. The bottom line is that St. Louis has all the advantages that can only be found in a major market, but in a more balanced environment than one might likely expect.

Greater St. Louis is a place where both businesses and people can thrive, a place where people can live where they work. The region offers an exceptional quality of life, affordability, central location, a skilled work force, and a business-friendly environment. Driven by a diverse and well-educated work force, Greater St. Louis is a major national business center. With an excellent quality of life and affordable cost of living, Greater St. Louis is a great base for companies and people alike. The St. Louis area benefits from a highly diversified economy that does not lean heavily on any particular sector and provides a high degree of stability. Greater St. Louis has a business climate primed for continued growth, as the area is forging new frontiers in innovative and exciting industries.

GATEWAY TO THE WEST

The St. Louis metropolitan area is the 19th largest in the United States with a population of nearly 3 million. The bi-state metropolitan area includes seven counties in Missouri and eight in Illinois, for a total of 15 counties. The St. Louis area spans both sides of the Missouri and Mississippi rivers, with a footprint that extends into both Missouri and Illinois.

In addition to offering access to a population with an extensive range of skill sets and educational backgrounds, each county also affords St. Louis area residents excellent access to a range of cultural and recreational assets.

BUSINESS ENVIRONMENT

Greater St. Louis has long proved itself a great home for headquarters operations, resulting in our impressive corporate resume today. St. Louis is home to dozens of companies listed on various stock exchanges in the U.S., with market capitalizations ranging from over $500 thousand to more than $40 billion. Among these public companies, Greater St. Louis is home to the following 16 Fortune 1000 headquarters, of which 10 are Fortune 500.

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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Harold M. Klamen & Associated DBA Klamen Commercial Advisors, “KCA” and should not be made available to any other person or entity without the written consent. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant’s plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KCA has not verified, and will not verify, any of the information contained herein, nor has KCA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release KCA and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

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