

HOSPITALITY

- Income Producing Restaurant
- Highly Trafficked Area
- Large Parking Lot
- Close to major Attractions



RE/MAX SELECT REALTY

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PROPERTY INFORMATION

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PROPERTY SUMMARY



Property Summary

Address:	Washington, PA 15301
Building SF:	3,000
Market:	Washington
Price:	\$495,000
Zoning:	C - Commercial

Property Overview

This is an outstanding opportunity to acquire a well-established upscale restaurant with a strong reputation and loyal customer base. Known for its unique atmosphere and high-quality cuisine, this business has consistently drawn patrons from the surrounding community and beyond. The restaurant offers a versatile dining experience, including 120 outdoor seating options, as well as two dedicated bar area to accommodate diverse customer preferences. The restaurant's excellent operational setup and established brand presence make it a turnkey investment. Liquor License included and 100+ parking spaces

Location Overview

Located along the highly traveled Route 19 with traffic counts of 8,150 vehicles per day, this restaurant benefits from excellent visibility in a thriving business corridor. Just two minutes from major Washington attractions, the property is positioned in a high-demand commercial area that attracts both local and regional visitors. Surrounded by established businesses and offering convenient access with ample parking, this location provides an ideal setting for continued restaurant success. Easy connectivity to I-79 and nearby amenities makes it a standout opportunity in Washington, PA.

FINANCIAL REPORTS **2**

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EXECUTIVE SUMMARY

Acquisition Costs

Purchase Price, Points and Closing Costs	\$495,000
Investment - Cash	\$220,000
First Loan (Fixed)	\$275,000

Investment Information

Purchase Price	\$495,000
Price per SF	\$82.50

Income, Expenses & Cash Flow

Gross Scheduled Income	\$1,333,404
Total Vacancy and Credits	\$0
Operating Expenses	(\$1,215,785)
Net Operating Income	\$117,619
Debt Service	(\$45,458)
Cash Flow Before Taxes	\$72,161

Financial Indicators

Cash-on-Cash Return Before Taxes	32.80%
Debt Coverage Ratio	2.59
Capitalization Rate	23.76%
Gross Income / Square Feet	\$222.23
Gross Expenses / Square Feet	(\$202.63)
Operating Expense Ratio	91.18%

CASH FLOW ANALYSIS

Before-Tax Cash Flow Year Ending	Year 1 01/2026	Year 2 01/2027	Year 3 01/2028	Year 4 01/2029	Year 5 01/2030
Before-Tax Cash Flow					
Gross Scheduled Income	\$1,333,404	\$1,400,074	\$1,470,078	\$1,543,582	\$1,620,761
Total Operating Expenses	(\$1,215,785)	(\$1,252,259)	(\$1,289,827)	(\$1,328,521)	(\$1,368,377)
Net Operating Income	\$117,619	\$147,815	\$180,251	\$215,060	\$252,384
Loan Payment	(\$45,458)	(\$45,458)	(\$45,458)	(\$45,458)	(\$45,458)
Before-Tax Cash Flow	\$72,161	\$102,358	\$134,794	\$169,603	\$206,926
Cash-On-Cash Return	32.80%	46.53%	61.27%	77.09%	94.06%

ANNUAL PROPERTY OPERATING DATA

Description Year Ending	Year 1 01/2026	Year 2 01/2027	Year 3 01/2028	Year 4 01/2029	Year 5 01/2030
Income					
Rental Income	\$0	\$0	\$0	\$0	\$0
Bar Sales	\$240,708	\$252,743	\$265,381	\$278,650	\$292,582
Delivery Sales	\$24,888	\$26,132	\$27,439	\$28,811	\$30,252
Food Sales	\$1,067,808	\$1,121,198	\$1,177,258	\$1,236,121	\$1,297,927
Gross Scheduled Income	\$1,333,404	\$1,400,074	\$1,470,078	\$1,543,582	\$1,620,761
Gross Operating Income	\$1,333,404	\$1,400,074	\$1,470,078	\$1,543,582	\$1,620,761
Expenses					
Advertising	(\$6,118)	(\$6,302)	(\$6,491)	(\$6,686)	(\$6,886)
Cleaning Services	(\$12,823)	(\$13,208)	(\$13,604)	(\$14,013)	(\$14,433)
Decorations	(\$1,856)	(\$1,912)	(\$1,969)	(\$2,028)	(\$2,089)
Insurance Expense	(\$18,898)	(\$19,464)	(\$20,048)	(\$20,650)	(\$21,269)
Janitorial Expense	(\$2,169)	(\$2,234)	(\$2,301)	(\$2,370)	(\$2,442)
Linen Expense	(\$13,741)	(\$14,153)	(\$14,577)	(\$15,015)	(\$15,465)
Merchant Account Fees	(\$42,457)	(\$43,730)	(\$45,042)	(\$46,394)	(\$47,785)
Alcohol Purchases	(\$69,339)	(\$71,419)	(\$73,561)	(\$75,768)	(\$78,041)
Paper Items	(\$3,925)	(\$4,043)	(\$4,164)	(\$4,289)	(\$4,418)
Payroll	(\$432,522)	(\$445,498)	(\$458,863)	(\$472,628)	(\$486,807)
Payroll Expenses	(\$2,256)	(\$2,324)	(\$2,393)	(\$2,465)	(\$2,539)
Payroll Taxes	(\$51,393)	(\$52,935)	(\$54,523)	(\$56,158)	(\$57,843)
Printing and Reproduction	(\$4,498)	(\$4,633)	(\$4,772)	(\$4,916)	(\$5,063)
Rent Expense	(\$84,000)	(\$86,520)	(\$89,116)	(\$91,789)	(\$94,543)
Repair and Maintenance	(\$9,899)	(\$10,196)	(\$10,502)	(\$10,817)	(\$11,141)
Television	(\$6,702)	(\$6,903)	(\$7,110)	(\$7,324)	(\$7,543)
Utilities	(\$8,384)	(\$8,635)	(\$8,894)	(\$9,161)	(\$9,436)
Utilities - Electric	(\$20,320)	(\$20,929)	(\$21,557)	(\$22,204)	(\$22,870)
Utilities - Gas and Heating Oil	(\$14,462)	(\$14,896)	(\$15,343)	(\$15,803)	(\$16,277)
Misc	(\$6,665)	(\$6,865)	(\$7,071)	(\$7,283)	(\$7,502)
Food Purchases	(\$403,358)	(\$415,459)	(\$427,923)	(\$440,760)	(\$453,983)
Total Operating Expenses	(\$1,215,785)	(\$1,252,259)	(\$1,289,827)	(\$1,328,521)	(\$1,368,377)
Operating Expense Ratio	91.18%	89.44%	87.74%	86.07%	84.43%
Net Operating Income	\$117,619	\$147,815	\$180,251	\$215,060	\$252,384

FINANCIAL INDICATORS

Description Year Ending	Year 1 01/2026	Year 2 01/2027	Year 3 01/2028	Year 4 01/2029	Year 5 01/2030
Key Ratios and Multipliers					
Capitalization Rate	23.76%	29.86%	36.41%	43.45%	50.99%
Gross Rent Multiplier	0.28	0.27	0.26	0.24	0.23
Net Income Multiplier	3.19	2.54	2.08	1.74	1.49
Operating Expense Ratio	91.18%	89.44%	87.74%	86.07%	84.43%
Amounts per SF					
Gross Income	\$222.23	\$233.35	\$245.01	\$257.26	\$270.13
Expenses	(\$202.63)	(\$208.71)	(\$214.97)	(\$221.42)	(\$228.06)
Loan Metrics					
Loan To Value Ratio	69.07%	64.31%	59.00%	53.07%	46.46%
Debt Coverage Ratio	2.59	3.25	3.97	4.73	5.55
Cash-On-Cash Measures					
Before-Tax	32.80%	46.53%	61.27%	77.09%	94.06%
After-Tax	32.80%	46.53%	61.27%	77.09%	94.06%



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PROFESSIONAL BIO

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As a dedicated and hardworking commercial real estate professional, I specialize in multi-family and retail properties, focusing on representing sellers in the Pittsburgh market. My mission is to provide exceptional service and achieve outstanding results for my clients, ensuring every transaction is smooth, efficient, and ultimately successful. I recognize that selling a commercial property can be complex and, at times, overwhelming, which is why I go above and beyond to make the process as seamless and stress-free as possible.

One of my key strengths is my ability to add substantial value to every transaction. Through my extensive network, personalized one-on-one service, and strategic marketing efforts, I aim to enhance my clients' investments and maximize their returns. My deep understanding of the commercial real estate landscape enables me to craft customized strategies tailored to the unique needs of each property and seller, ensuring that my clients have a competitive edge in the market.

In multi-family and retail transactions, I leverage heavy marketing techniques to promote properties effectively, utilizing a range of tools including digital advertising, targeted outreach campaigns, and in-depth market analysis. I combine these efforts with my strong negotiation skills and creative problem-solving approach, always looking for innovative ways to showcase the value of each property and attract the right buyers.

My strategic focus on building and maintaining relationships is also a significant part of my success. I believe that trust and clear communication are the foundations of any successful transaction, and I work diligently to establish these connections with my clients. My one-on-one service ensures that I am always accessible and responsive, providing clients with the insights, advice, and support they need throughout the entire sales process.

If you're looking for a commercial real estate professional who can offer specialized expertise in multi-family and retail properties, a commitment to strategic marketing, and a dedication to delivering outstanding service, I am here to help. Whether you're considering selling a single retail space or a larger multi-family portfolio, I have the skills, network, and experience to guide you through the process and achieve your real estate goals. Let's work together to create success in your next commercial transaction.

DISCLAIMER

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