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| 14223 Route 111, Chesterfield 62630-3623 | |
| Listed Price: | \$1,349,000 |
| Principle & Interest - 20% Down at 6.625% | \$6,910 |
| Taxes | \$835 |
| Insurance **. Estimated Upon Division of Property | \$500 |
| Propane | \$335 |
| Electric | \$500 |
| Maintenance | \$500 |
| Total Monthly Expenses | \$9,580 |
| Projected Annual Expenses | \$114,960 |
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| Restaurant/Winery Business (Base off of a 3 year AVG), Sellers went down to 3 days a week in 2024 | \$606,335 |
| Slot Machines/Gaming | \$40,000 |
| Gross Income | \$646,335 |
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| Total Supplies for 2024 Food/Alcohol/Supplies | \$173,008 |
| Wages | \$112,640 |
| Payroll Taxes | \$15,892 |
| Pest Control | \$3,500 |
| Office Expense | \$500 |
| Live Music | \$55,000 |
| Projected Cost of Doing Business | \$360,540 |
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| Total Expenses with Projected Annual Expenses | \$475,500 |
| NOI | \$170,835 |
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| Wild Pickns - Offers a 12% Cap Rate | |
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| If operarated as a banquet center focused around a Wedding Venue | |
| Booking fees projected at 32 Weddings (\$5,000) a year with opportunity for more | \$160,000 |
| 200 Person Wedding Food @\$23 pp 2 meats, 2 sides, salad, rolls (smallest package) | \$147,200 |

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| 200 Person Wedding Alcohol @\$16 pp wine/beer only (smallest package) | \$102,400 |
| Gross Income | \$409,600 |
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| Food Costs | \$51,200 |
| Alcohol Costs | \$51,200 |
| Projected Cost of Doing Business | \$102,400 |
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| Banquet Hall Wedding - Total Operational Budget | \$217,360 |
| NOI | \$192,240 |
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| Banquet Hall Wedding Venue - Offers a 14% Cap Rate without the hassle | |
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| ***These are rough estimates based on the previous owners personal experiences | |
| with this versatile, one of a kind property | |