

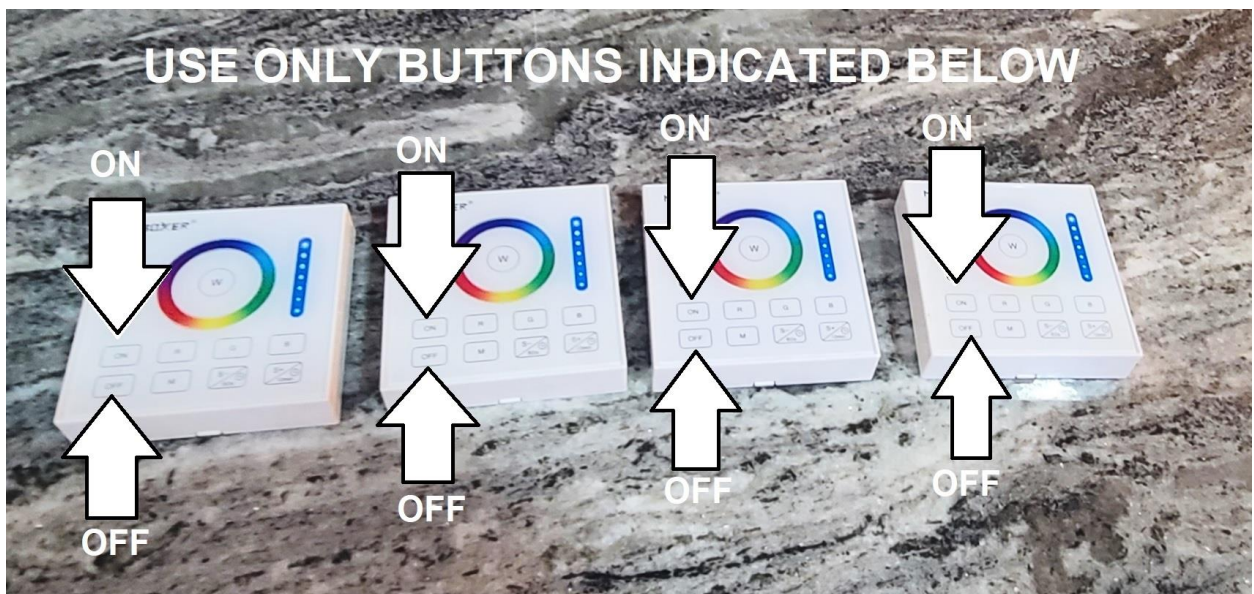
541 Union Ave Paterson NJ 07522

Document prepared on October 9th 2024

1. Once you open the side entrance door, use the key that open the bar side door.
2. Go to your left where the bar countertop is located to turn on the crown molding LED lights
3. In order to show all the colorful vibe of the bar lights ,it is suggested not to turn on the recessed ceiling lights switch (to the right on the picture)



4. These four remotes turn on the crown molding LED lights. Please turn on all of them.



- To the left of the bar countertop you will see the switch for the bar pendant lights and the switch for the basement lights



- Bar pendant lights switch and basement lights switch

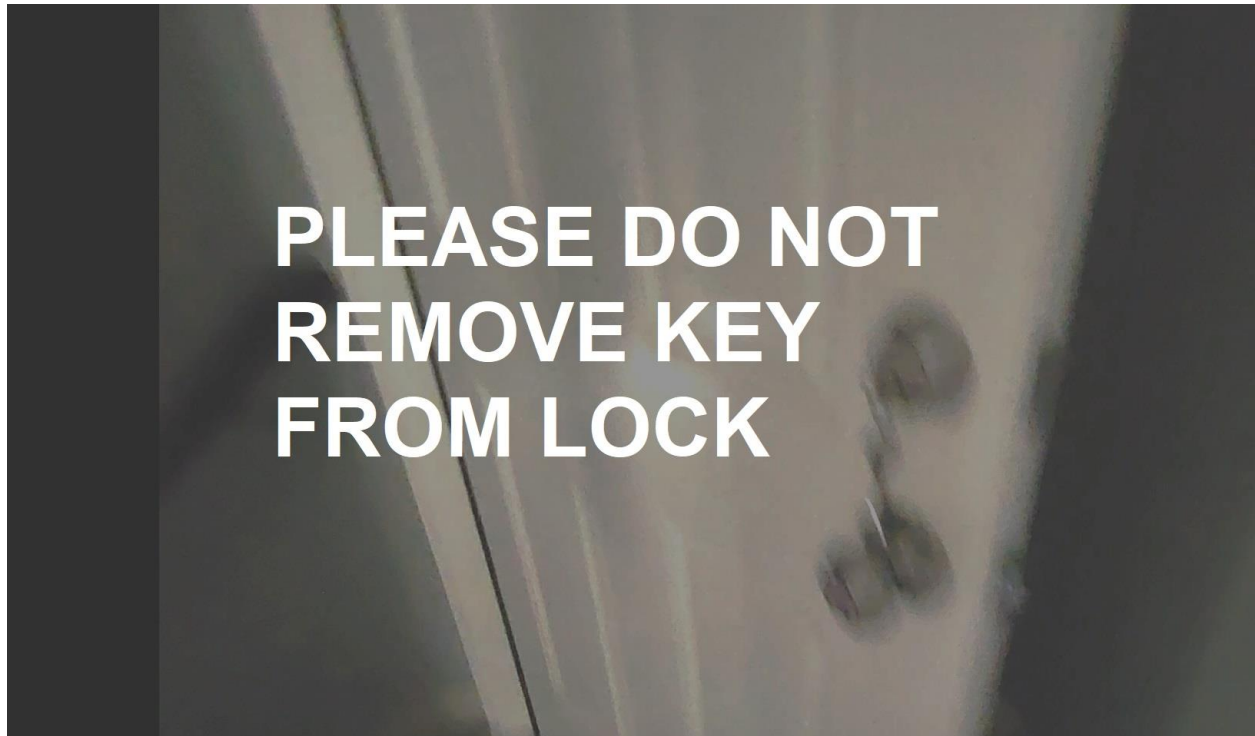


OPTIONAL

7. If recessed ceiling lights are needed, please notice location of the switches



SECOND FLOOR APARTMENT



FEATURES:

- Brand new refrigeration equipment, 2 glass door back bar coolers, 1 bottle cooler and 1 ICE machine
- 3-compartment sink, 1 additional sink, 2 ice bins with 7 circuit boards, 1 glass rack and 1 glasswasher machine
- 2 soda gun system connected to the ice bin
- 1 additional standing freezer (apartment)
- Clover Station Duo POS Terminal + Clover Flex POS Terminal
NOTE: Will be compatible only if seller uses Wells Fargo Merchant Services
- Granite countertop

- Brand new furniture, bar stools & tables, regular chairs & tables, and leather couches
- Crown molding LED lighting
- Recessed ceiling lighting
- 2 JBL speakers
- 10 in-ceiling speaker SONOS system
- 13 Samsung Smart TVs
- Fully wired Ethernet cabling for every Smart TV
- HDMI wiring for every Smart TV
- HDMI switch
- HDMI splitter
- 1 EPSON projector plus 120" electric screen
- Digital LED display for front window
- Hardwood floor
- Brand new foam insulation applied to the entire bar
- Soundproofing applied to the dancing floor area
- Spacious shelf storage area in basement
- Drainage system in basement – zero flooding
- Every door in bar in a steel door
- Roll up doors in bar and side entrance
- Separate gas and electric
- New separate HVAC systems on both the bar and apartment
- Nest Thermostats – 3rd Generation
- Surveillance equipment with 30 cameras + 2 additional Ring devices
- Monitored commercial fire system

NOT INCLUDED BUT NEGOTIABLE

- Liquor inventory
- Mixer, IPAD that controls music and mics