

RENT ROLLS, Property Expenses and Actual CAP Rate
2783 South Park Road, Bethel Park PA 15102

INCOME SOURCE	STATUS	LEASE TERM	MONTHLY RENT	Gross Annual Income	NOTES
Apartment #1 - 1bed/1bath efficiency	Leased	month to month 5+ year tenant	\$675	\$8,100	Lease never updated after initial term Minimal utilities - included in lease
Apartment #2 - 1bed/1bath efficiency	Leased	month to month 5+ year tenant	\$675	\$8,100	Lease never updated after initial term Minimal utilities - included in lease
Apartment #3 - 1bed/1bath efficiency	Owner Occupied	n/a	n/a	\$8,100 (Pro forma)	Owner will vacate upon sale of bldg/property Proforma Income NOT included in CAP rate
Equator Tanning / Beauty Salon	Leased	month to month	\$1,200	\$14,400	Tenant for over 30 years Tenant pays all utilities
Restaurant/Bar Income	open 7 days	n/a	n/a	\$562,211	

GROSS ANNUAL INCOME \$592,811
LESS:
 Cost of Goods Sold (\$237,448)
 Total Operating Expenses (\$218,536) (Including taxes, all insurances, all utilities, management payroll)

NET OPERATING INCOME \$136,827

LISTING PRICE \$1,350,000

CAP RATE 10.14% **NOTE:** ALL Calculations are based on Actual Income and Expense Values,
 Apartment #3 ProForma Income was NOT included

ADDITIONAL INCOME OPPORTUNITY

The cement pad located in the back right corner of the property was previously an Ice Cream Shop with excellent traffic flow. The cement pad is complete with updated GAS, ELECTRIC and WATER, ready for its next Income producing opportunity!!!!



pennsylvania
LIQUOR CONTROL BOARD



MUNICIPALITY: Bethel Park
COUNTY: Allegheny County
DISTRICT: District 05

LICENSE NO: R9810
LID: 59002

EFFECTIVE: Jun 01, 2024
EXPIRES: May 31, 2025

ADDITIONAL PERMITS

Amusement Permit (Liquor)
Extended Hours Food Permit
Sunday Sales Permit

CHRIS' BAR INC
ANN'S CHOPHOUSE
2783 S PARK RD
BETHEL PARK PA 15102-3840

NOW, THIS IS TO CERTIFY, that the above named is hereby granted a RESTAURANT LIQUOR LICENSE, for the premises designated, effective on the date shown above and continuing until and including the expiration date specified, unless sooner surrendered, cancelled, transferred, suspended or revoked. Liquor and Malt or Brewed Beverages may be stored and sold in only that portion of the premises designated in the application.

WITNESS THE FACSIMILE SIGNATURES AND
THE SEAL OF THE LIQUOR CONTROL BOARD

ATTEST:

Michael P. Vigoda

MASTER LICENSE

Tina Holden **CHAIRMAN**

Amy Kucharski **MEMBER**

Darrell A. Clarke **MEMBER**

The License is NOT ASSIGNABLE and is valid for use only by the Licensee at the above designated location, where it must be conspicuously displayed, suitably framed under a transparent substance.