

**THE STERLING
BUSINESS BROKERAGE GROUP, LLC**

Mergers & Acquisitions

CONFIDENTIAL

M&A CONSULTANTS

CONFIDENTIAL ACQUISITION OPPORTUNITY

**OUTSTANDING OPPORTUNITY | THE VERY BEST
MEXICAN RESTAURANT IN CHICAGO FOR SALE**



EXECUTIVE BUSINESS SUMMARY

BUSINESS (FULLY EQUPTED Restaurant) FOR SALE | *The Sterling Business Brokerage Group* is pleased to present this unique opportunity to acquire a “go-to” Mexican Restaurant/Bar. Extremely well located on Irving Park in Chicago’s Irving Park neighborhood. Bus stop on the corner and easy access to I-94. This family restaurant was fully renovated in 2019. Beautiful dining room with new tables, chairs, booths, floor and chandeliers. Fully stocked fabulous bar. Hosts many private parties, weddings, engagement, showers,

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1040 North Lake Shore Drive, Suite 19B, Chicago IL 60611 | USA
Office Direct: 312.536.7924 | Office: 312.3054674 | info@tsbbg.com | www.tsbbg.com

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bachelor parties, religious events. Fun holiday parties and annual events. It is a turnkey, fully equipped kitchen including walk-in refrigerator, freezer, and hood. Occupancy-approved for 92. Please call/email us for the confidentiality agreement and more details.

Neighborhood/Location

Irving Park Originally planned as a Chicago suburb, this diverse north side Chicago neighborhood retains much of its cozy charm while offering all the amenities of big city life. Although it is removed from Chicago's central Loop, Irving Park is quite active with its own commercial district that provides a good selection of specialty shops and independent businesses. When night falls, the neighborhood watering holes fill up. A few Irving Park bars draw crowds with live music acts that range from jazz to rock to Hip Hop, but most taverns are simple hangouts with good brews and friendly bartenders. Before heading over to the local pub, Irving Park is a great place to get a bite to eat. Take your pick of American, Thai, Chinese, German, Italian, and Mexican cuisine. In Irving Park, you can even get Bosnian and Serbian dishes. Let your tummy be the guide and you're sure to find Irving Park is a very enticing Chicago neighborhood.

Established: 1988

Employees: 6

Real Estate: Not included (Business only for sale)

(FF&E): Included in asking price

Building size: 3000 sf

Type of Basement: Food/Restaurant

Exclusion: Personal Items

Parking: 4 in rear | street parking

Alderman/ward: James M. Gardiner | Ward 45

Zoning: B3-2

Licenses: Liquor & food

Seating: Approved for 88

Market: Chicago

Sub Market: Irving Park

Lighted intersections: 2

Competition: No major competition in the immediate market area – only liquor license in vicinity!

Growth & Expansion: Marketing through daily newspaper and possibility of outside patio – special license required. **Support & Training:** Owner will provide “negotiable” as necessary training for a smooth transition into the business

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Reason for selling: Onto other Ventures

Detailed Information

- * Established Profitable
 - * Beautiful Build-out
 - * Major Cross Streets
 - * Many Significant Updates
 - * Exceptional Outdoor Component – possibility
 - * All Equipment Included - Excluding “ice-machine” which is rented
 - * Excellent Opportunity for Independent Owner/Operator
-

SUGGESTED SALE PRICE: USD \$125,000

(Business Sale Only)

Executive Summary and financial information available upon receipt of confidentiality agreement attached.

HIGHLY CONFIDENTIAL | Presented by: *The Sterling Business Brokerage Group, LLC*

PLEASE NOTE: Due to the confidential nature of this deal, the address, photo and other details listed here are less than accurate. A full Offering Memorandum with the exact address & details is ready to be shared with qualified buyer (Principles Prefer). Interested parties are requested to sign NDA – NON-Disclosure Agreement and provide proof of financial credentials!

For more information, please contact:

WESLEY J. JONBERG

Principle / Business Broker

773.732.0797

DIANE E. FREEMAN

Principle / Business Broker

312.305.4674

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BUYER'S CONFIDENTIALITY AGREEMENT

Seller Number: 778
Description: _____ | Business Sale Only

This Agreement was entered into on _____ 2019 between **THE STERLING BUSINESS BROKERAGE GROUP, LLC** with its registered seat in Chicago (Illinois, USA) and _____ with its registered seat in _____, hereinafter referred to as the "Parties."

Subject Property(s)/Company(s)/Business Name and Address: _____

As a condition to receive Confidential Information (defined below) concerning the business entity, investment, and Real Estate identified below. The Parties agree as follows:

You have requested information on the seller opportunity cited above in connection with your consideration of a possible transaction with the Company which information is non-public, confidential or proprietary in nature. As a condition of our furnishing such information to you, we are requesting that you agree, as set forth below, to treat confidential such information and any other information that either we or our agents furnish to you, or which you may obtain from any of the foregoing persons in connection with your further investigation of the Company (including any analyses, compilations, studies or other documents you, your agents or representatives might prepare which contain or otherwise reflect such information), whether furnished before or after the date of this letter, whether furnished orally or in writing or gather by inspection, and

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regardless of whether specifically identified as “confidential” (collectively, the “Evaluation Material”).

You agree not to use any of the Evaluation Material for any purpose other than the exclusive purpose of evaluating the possibility of a transaction relating to the Company. You agree that the Evaluation Material will not be used by you in any way which is to the competitive disadvantage or otherwise detrimental to the Company in the sole judgment of the Company’s management and that such information will be kept confidential by you and your agents; provided, however, that (i) any such information may be disclosed to your directors, officer, employees, representatives and agents who need to know such information for the purpose of evaluating a possible transaction between you and the Company (it being understood that such directors, officers, employees, representatives and agents shall be informed by you of the confidential nature of such information and shall be directed by you to treat such information confidentially), and (ii) any disclosure of such information may be made to which the Company shall consent in writing.

If at any time you consider a transaction which would involve participation directly or indirectly by a third party, you agree that such third party will execute an agreement satisfactory to us prior to disclosure to such party of any Evaluation Materials.

Without the prior written consent of the Company, you will not, and you will direct your directors, officers, employees, representatives and agents not to, disclose to any person either the fact that discussions or negotiations are taking place concerning a possible transaction between you and the Company or any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof. The term “person” is used in this letter shall be broadly interpreted to include without limitation any corporation, company, partnership or individual.

In the event that no transaction is effected between you and the Company after you have been furnished with our obtained Evaluation Material or either you or the Company notify the other that it does not wish to proceed with a transaction, you will promptly upon the request of the Company or their financial advisors deliver to the Company the Evaluation Material, except for that portion of the Evaluation Material which consists of analyses, compilations, studies or other documents prepared by you or on your behalf, without retaining any copy thereof or any notes relating hereto. That portion of the

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Evaluation Material, which need not be delivered to the Company pursuant to the foregoing sentence, will be destroyed.

The term “Evaluation Material” does not include information which (i) becomes generally available to the public other than as a result of disclosure by your or your representatives, or (ii) was available to you on a non-confidential basis prior to its disclosure to you by the Company or its representatives.

Although you understand that we have endeavored to include in the Evaluation Material information known to us, which we believe to be relevant for the purpose of your investigation, you further understand that we do not make any representation or warranty as to the accuracy or completeness of the Evaluation Material. You agree that neither the Company nor their financial advisors or any of their representatives shall have any liability to you or any of your representatives resulting from the use of the Evaluation Material by you or such representatives.

It is further understood and agreed that no failure or delay by the Company in exercising any right, power or privilege hereunder shall operate as a waiver hereof, nor shall any single or partial exercise hereof preclude any further exercise thereof or the exercise of any right, power or privilege hereunder.

You further agree that you will make no effort circumvent or to contact directly or indirectly the directors, officers, employees, representatives or agents of the Company with regard to the possible transaction without the prior written consent of THE STERLING BUSINESS BROKERAGE GROUP, LLC or their Cooperating Intermediary if one is involved.

This Agreement is subject the State of Illinois Laws in the United States of America, however, where the two conflicts the Illinois Laws prevail. This Agreement contains the entire Agreement between the Parties, and may be modified only by a writing signed by the party against whom the writing is to be enforced. In addition to any and all remedies available at law, you agree that the Company shall be entitled to equitable relief including injunction and specific performance, in the event of any breach of this agreement.

This Agreement shall become effective on the above date (Date of the Agreement) first written and shall continue for a term of Five (5) years from the termination date of

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negotiations.

No Obligation to Enter into Transaction: This Agreement does not obligate either Party to enter into a transaction with the other Party.

Maintenance of Business Relationship: The Parties acknowledges and recognizes that Disclosing Party has developed and is in the process of developing relationship with other parties including but not limited, joint ventures, customers, clients, vendors, suppliers, associations, and other business relationships (“Relationships”) and that such Relationships are fundamental to the well-being and success of each Party and that such Relationship may be disclosed in the Confidential Information given to the other Party. The Parties agree that it will not circumvent or interfere directly and/or indirectly with the other Party’s Relationships and that it will not contact such Relationships unless the other Party has a business relationship with such third party prior to the date of this agreement or hereafter develops a business relationship in the ordinary course of business as can be established by written documentation or other conclusive evidence.

I/we acknowledge that I/we have received an exact copy of this Agreement and that I/we have read this Agreement carefully and fully understand it. I/we agree to be bound by its terms. I/we understand that violation of any of the terms of this Agreement may cause irreparable harm for which Broker shall be entitled to injunctive relief, together with Party’s damages, including reasonable attorney’s fees and court costs for which I/we agree to be responsible.

The terms of this agreement shall terminate upon the third anniversary of the date set forth below.

If you are in agreement with the foregoing, please sign and return one copy of this letter, which will constitute our agreement with respect to the subject matter of this letter.

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Signature Page

Business/Investor Representative or Buyer

First Name (Print)	Last Name (Print)	Title
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Company Name/Description

Address

Office ph#	Cell#	Fax#
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Date of Agreement

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first above written.

Buyer/Principal Full Name (Print)	Title	Date
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Buyer/Principal Full Name (Signature)	Date
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Wesley JonBerg, *Co/Founder & Chief Executive Officer* Executive (Signature)
THE STERLING BUSINESS BROKERAGE GROUP, LLC

Diane E. Freeman, *Co/Founder & Chief Financial Officer* Executive (Signature)
THE STERLING BUSINESS BROKERAGE GROUP, LLC

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