



CITRUS

VERO BEACH, FLORIDA



CITRUS: THE CORNERSTONE OF OCEAN PARK DEVELOPMENT

Located on the beach overlooking the Atlantic Ocean, adjacent to Humiston Park, Citrus is the cornerstone of Ocean Park Development. Citrus is one of few establishments on the barrier island that offers breathtaking oceanfront views, attracting both locals and tourists. Nestled in the heart of a bustling resort town, the restaurant thrives on a seasonal influx of snowbirds from January through May. Locals enjoy a more laid-back vibe during the slower summer months.

Recognized for bold flavors and sophisticated yet approachable dishes, Citrus features locally sourced produce, fresh seafood, and seasonal chef specials. During the season, lunch is served Monday-Saturday and dinner daily. Lunch is relaxed yet refined, often a mix of business professionals and those in resort attire, perhaps straight off the tennis courts or 18th green. By night, Citrus transforms into a lively coastal scene. Families gather for memorable dinners, friends toast to time well spent, and discerning food lovers indulge in the chef's seasonal creations. The seamless blend of upscale comfort and resort-town charm makes Citrus a true dining destination. A place to 'see and be seen.'

CITRUS

SECOND ANNUAL

Dinner by the Sea with Culinary Greats



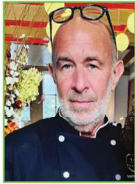
Lincoln Carson: known as one of America's best pastry chefs



Amanda Freitag: chef, author and Food Network TV star



Benjamin Rodney: Former Sommelier Restaurant Gabriel Kreuther 2-Star Michelin



Tom Valenti: acclaimed chef and bestselling cookbook author



Scott Varricchio: executive chef and owner of Citrus Grillhouse

THURSDAY, MARCH 2 • 6PM

Signature Cocktails, Amuse-Bouche, Six Courses with Wine Pairings

Limited to 100 People

Call (772) 234-4114 to reserve your spot for this truly special evening.

(772) 234-4114 • 1050 Easter Lily Lane • www.CitrusGrillhouse.com

VERO BEACH: A VIBRANT DINING SCENE

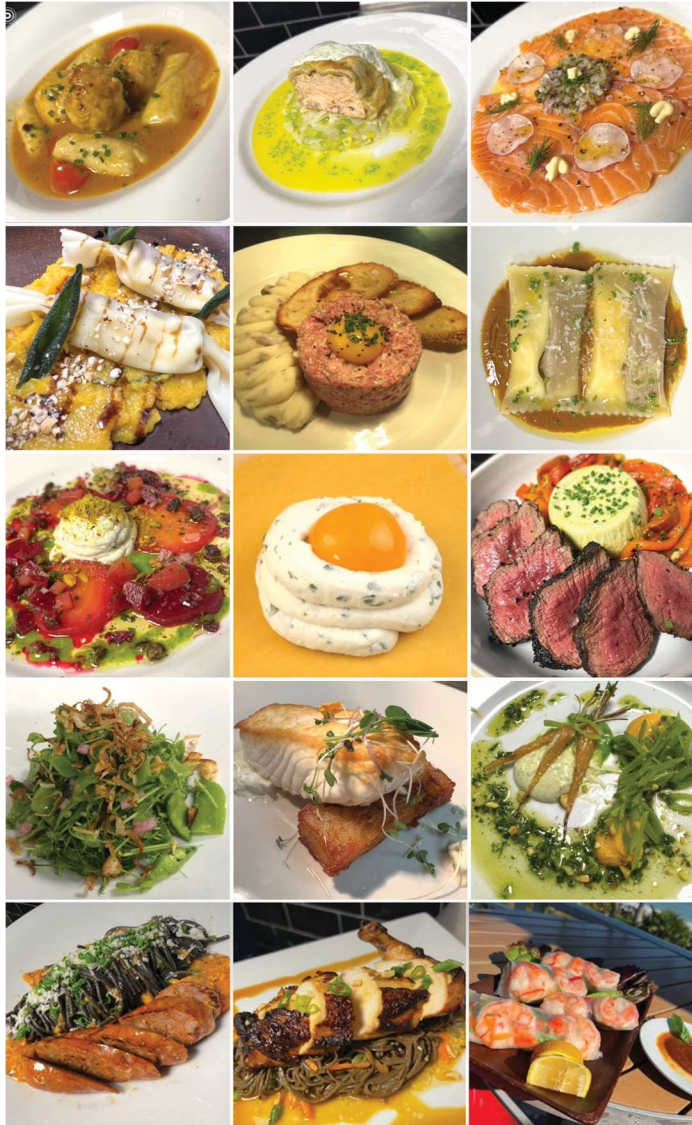
Vero Beach and Indian River County are experiencing strong economic growth, driven by tourism and ongoing development. The hospitality and food service sector plays a key role, with a vibrant restaurant scene offering everything from beachfront casual to upscale dining.

Celebrating 15 years this past March, the restaurant has remained committed to providing quality and consistency to patrons. Today, Citrus is recognized as one of the Treasure Coast's top culinary destinations.

Citrus often hosts curated private events like rehearsal dinners, graduations, and themed multi-course tastings. Over the years celebrity chefs have been spotted in the kitchen alongside Chef Varricchio.



ACQUISITION EXPERTS LLC



FEATURES SHEET

Ocean Park Development
 1050 Easter Lily Lane
 Vero Beach, FL 32963

Built 2010; Rebuilt 2018

Condominium Ownership / 2025 Taxes \$18,329.35

3,087 Air-Conditioned Square Feet

1,400 Square Feet Outdoor Covered Dining Patio

Seating Capacity 160 +/- (90 indoor, 70 outdoor)

4 COP liquor license with FMV of \$485k+/-.

2018 Renovation Included:

Installation of Captivaire CORE Advanced Hood System (self-cleaning)

State-of-the-Art Fire Alarm System

State-of-the-Art Security Cameras and Firewall Protection

Replacement of all A/C Units & Ductwork

Full-Service Generator

New Flooring Throughout

Installation of Sound Absorbing Acoustic Panels

Restrooms Retiled

Redesign of Indoor & Outdoor Bars

2023 Replacement of Outdoor Patio Awning Including:

Electric Drop-Down Screens

Plastic Drop Down Rain Shields

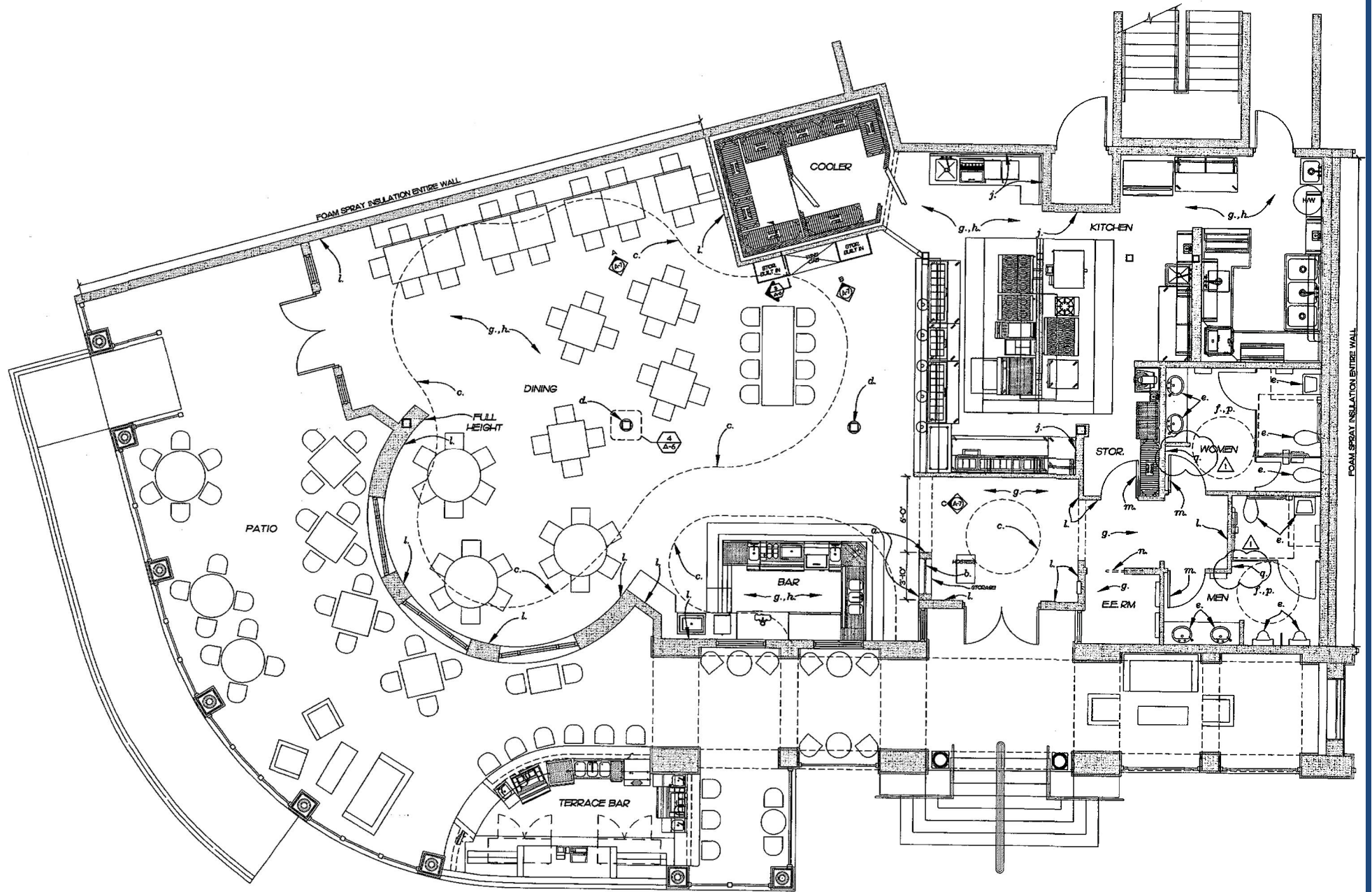
Additional Features:

400 Square Foot Wine Cave (separate entrance)

1000 Square Foot Storage Area (3rd floor of building)

(1) Dedicated Parking Space located in Private Gated Residents Lot

FLOOR PLAN



FIXED ASSETS

427491 OPR Group, LLC
 27-0273465
 FYE: 12/31/2024

06/20/2025 12:51 PM

Book Asset Detail 1/01/24 - 12/31/24

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Asset Id	Property Description	Date In Service	Book Cost	Book Sec 179 Exp c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period
Group: 1300 - Bldg/Land											
2	Bldg - 1050 Easter Lily Ln	3/26/10	744,824.40	0.00	0.00	263,394.07	19,098.06	282,492.13	462,332.27	S/L	39.0
3	Land - 1050 Easter Lily Ln	3/26/10	240,000.00	0.00	0.00	0.00	0.00	0.00	240,000.00	Land	0.00
165	Leasehold Improvements	3/19/19	517,253.07	0.00	0.00	194,851.81	32,240.13	227,091.94	290,161.13	150DB	15.0
	1300 - Bldg/Land		<u>1,502,077.47</u>	<u>0.00c</u>	<u>0.00</u>	<u>458,245.88</u>	<u>51,338.19</u>	<u>509,584.07</u>	<u>992,493.40</u>		
Group: 1315 - Awning											
167	Awning	12/20/21	39,404.67	0.00	0.00	25,928.27	5,390.56	31,318.83	8,085.84	200DB	5.0
	1315 - Awning		<u>39,404.67</u>	<u>0.00c</u>	<u>0.00</u>	<u>25,928.27</u>	<u>5,390.56</u>	<u>31,318.83</u>	<u>8,085.84</u>		
Group: 1320 - Signage											
75	Tile Inlay front entrance	10/06/10	2,800.00	0.00	0.00	948.23	71.79	1,020.02	1,779.98	S/L	39.0
	1320 - Signage		<u>2,800.00</u>	<u>0.00c</u>	<u>0.00</u>	<u>948.23</u>	<u>71.79</u>	<u>1,020.02</u>	<u>1,779.98</u>		
Group: 1340 - Furniture											
17	David Francis Furn barstools	3/26/10	7,475.37	0.00	0.00	7,475.37	0.00	7,475.37	0.00	200DB	5.0
18	David Francis Furn-barstool	4/09/10	449.50	0.00	0.00	449.50	0.00	449.50	0.00	200DB	5.0
24	Thos Baker, LLc - outdoor furniture	3/26/10	10,328.68	0.00	0.00	10,328.68	0.00	10,328.68	0.00	200DB	5.0
30	Tables/chairs-Snows Custom Furnit	3/26/10	15,129.03	0.00	0.00	15,129.03	0.00	15,129.03	0.00	200DB	5.0
31	Entry table/bath hall cabinet-Decora	3/26/10	2,236.30	0.00	0.00	2,236.30	0.00	2,236.30	0.00	200DB	5.0
74	Hi tops outside-Thos. Baker	10/01/10	6,355.71	0.00	0.00	6,355.71	0.00	6,355.71	0.00	200DB	5.0
77	Hostess Podium	2/21/11	749.00	0.00	0.00	749.00	0.00	749.00	0.00	200DB	7.0
94	Calabasas Console	6/17/14	1,722.70	0.00	0.00	1,722.70	0.00	1,722.70	0.00	200DB	7.0
102	(38) Chair Stack Outdoor Silver Fra	1/18/18	5,403.17	0.00	0.00	5,403.17	0.00	5,403.17	0.00	200DB	5.0
103	(26) Barstools Armless Red Outdoo	1/18/18	5,120.30	0.00	0.00	5,120.30	0.00	5,120.30	0.00	200DB	5.0
155	Banquette Bench(Snow's Custom)	3/19/19	9,971.40	0.00	0.00	9,685.46	285.94	9,971.40	0.00	200DB	5.0
156	Banquette Cushions and Fabric (De	3/19/19	6,552.65	0.00	0.00	6,552.65	0.00	6,552.65	0.00	200DB	5.0
157	(5) Muuirhouse Light Pendants ove	3/19/19	1,625.33	0.00	0.00	1,625.33	0.00	1,625.33	0.00	200DB	5.0
158	Expeditor Counter	3/19/19	3,149.45	0.00	0.00	3,149.45	0.00	3,149.45	0.00	200DB	5.0
159	Hostess Stand	3/19/19	1,799.69	0.00	0.00	1,799.69	0.00	1,799.69	0.00	200DB	5.0
160	POS Stand	3/19/19	1,417.25	0.00	0.00	1,417.25	0.00	1,417.25	0.00	200DB	5.0
161	Ladder Type Shelving (by Deck Eas	3/19/19	1,687.21	0.00	0.00	1,687.21	0.00	1,687.21	0.00	200DB	5.0
162	Storage Cubby Enclosure on Outsid	3/19/19	550.00	0.00	0.00	550.00	0.00	550.00	0.00	200DB	5.0
163	Cabinet for Ice Bin	3/19/19	1,600.00	0.00	0.00	1,600.00	0.00	1,600.00	0.00	200DB	5.0
164	Art Work - Drew Noel Marin	4/15/19	3,550.00	0.00	0.00	3,550.00	0.00	3,550.00	0.00	200DB	5.0
	1340 - Furniture		<u>86,872.74</u>	<u>0.00c</u>	<u>0.00</u>	<u>86,586.80</u>	<u>285.94</u>	<u>86,872.74</u>	<u>0.00</u>		
Group: 1350 - Artwork											
8	Leslie Packard-Discovery Galleries	3/26/10	7,309.17	0.00	0.00	7,309.17	0.00	7,309.17	0.00	200DB	7.0
9	Hallway Mirror-Laughing Dog Gall	3/26/10	1,091.40	0.00	0.00	1,091.40	0.00	1,091.40	0.00	200DB	7.0
99	Drew Noel Marin Painting	3/14/17	3,375.00	0.00	0.00	3,299.70	75.30	3,375.00	0.00	200DB	7.0

FIXED ASSETS

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Group: 1350 - Artwork (continued)												
		1350 - Artwork		<u>11,775.57</u>	<u>0.00c</u>	<u>0.00</u>	<u>11,700.27</u>	<u>75.30</u>	<u>11,775.57</u>	<u>0.00</u>		
Group: 1360 - Computers												
154		Point of Sale System	3/19/19	<u>4,407.33</u>	<u>0.00</u>	<u>0.00</u>	<u>4,407.33</u>	<u>0.00</u>	<u>4,407.33</u>	<u>0.00</u>	200DB	5.0
		1360 - Computers		<u>4,407.33</u>	<u>0.00c</u>	<u>0.00</u>	<u>4,407.33</u>	<u>0.00</u>	<u>4,407.33</u>	<u>0.00</u>		
Group: 1360 -Computers												
1		Dell Computer - Vostro 420	7/22/09	<u>1,270.49</u>	<u>0.00</u>	<u>0.00</u>	<u>1,270.49</u>	<u>0.00</u>	<u>1,270.49</u>	<u>0.00</u>	200DB	5.0
89		Mac Laptop for accounting	8/04/14	<u>3,347.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,347.00</u>	<u>0.00</u>	<u>3,347.00</u>	<u>0.00</u>	200DB	5.0
95		Laptop SV	9/03/14	<u>4,039.25</u>	<u>0.00</u>	<u>0.00</u>	<u>4,039.25</u>	<u>0.00</u>	<u>4,039.25</u>	<u>0.00</u>	200DB	5.0
		1360 -Computers		<u>8,656.74</u>	<u>0.00c</u>	<u>0.00</u>	<u>8,656.74</u>	<u>0.00</u>	<u>8,656.74</u>	<u>0.00</u>		
Group: 1365 - Kitchen Equipment												
20		Westside Welding Inc	3/26/10	<u>1,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	200DB	5.0
83		Back Bar Cooler	12/02/13	<u>2,753.50</u>	<u>0.00</u>	<u>0.00</u>	<u>2,753.50</u>	<u>0.00</u>	<u>2,753.50</u>	<u>0.00</u>	200DB	5.0
84		Wine Refrigerator	12/02/13	<u>1,508.92</u>	<u>0.00</u>	<u>0.00</u>	<u>1,508.92</u>	<u>0.00</u>	<u>1,508.92</u>	<u>0.00</u>	200DB	5.0
86		Work Top Refrigerator	11/27/13	<u>1,990.82</u>	<u>0.00</u>	<u>0.00</u>	<u>1,990.82</u>	<u>0.00</u>	<u>1,990.82</u>	<u>0.00</u>	200DB	5.0
87		Wine Shelving	11/27/13	<u>125.19</u>	<u>0.00</u>	<u>0.00</u>	<u>125.19</u>	<u>0.00</u>	<u>125.19</u>	<u>0.00</u>	200DB	5.0
96		Lemonade Maker	7/07/15	<u>1,574.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,574.00</u>	<u>0.00</u>	<u>1,574.00</u>	<u>0.00</u>	200DB	5.0
100	d	Espresso/Cappucino Machine	7/11/17	<u>8,752.73</u>	<u>0.00</u>	<u>0.00</u>	<u>8,752.73</u>	<u>0.00</u>	<u>8,752.73</u>	<u>0.00</u>	200DB	5.0
105		(5) Heat Lamps	3/19/19	<u>2,066.75</u>	<u>0.00</u>	<u>0.00</u>	<u>2,066.75</u>	<u>0.00</u>	<u>2,066.75</u>	<u>0.00</u>	200DB	5.0
106		Ice Machine S/N #1120421297	3/19/19	<u>8,952.16</u>	<u>0.00</u>	<u>0.00</u>	<u>8,952.16</u>	<u>0.00</u>	<u>8,952.16</u>	<u>0.00</u>	200DB	5.0
107		Sandwich Unit 60" S/N #95114031	3/19/19	<u>2,899.14</u>	<u>0.00</u>	<u>0.00</u>	<u>2,899.14</u>	<u>0.00</u>	<u>2,899.14</u>	<u>0.00</u>	200DB	5.0
108		Sandwich Unit 36" S/N #9523947	3/19/19	<u>2,387.66</u>	<u>0.00</u>	<u>0.00</u>	<u>2,387.66</u>	<u>0.00</u>	<u>2,387.66</u>	<u>0.00</u>	200DB	5.0
109		Sandwich Unit 60" S/N #9514032	3/19/19	<u>2,899.14</u>	<u>0.00</u>	<u>0.00</u>	<u>2,899.14</u>	<u>0.00</u>	<u>2,899.14</u>	<u>0.00</u>	200DB	5.0
110		Work Top Freezer 27" S/N #95362	3/19/19	<u>2,091.23</u>	<u>0.00</u>	<u>0.00</u>	<u>2,091.23</u>	<u>0.00</u>	<u>2,091.23</u>	<u>0.00</u>	200DB	5.0
111		Work Top Refrigerator 60" S/N #95	3/19/19	<u>2,635.22</u>	<u>0.00</u>	<u>0.00</u>	<u>2,635.22</u>	<u>0.00</u>	<u>2,635.22</u>	<u>0.00</u>	200DB	5.0
112		Lettuce Crisper S/N # GNDP26344	3/19/19	<u>2,427.27</u>	<u>0.00</u>	<u>0.00</u>	<u>2,427.27</u>	<u>0.00</u>	<u>2,427.27</u>	<u>0.00</u>	200DB	5.0
113		Pasta Cooker S/N #1833.0203	3/19/19	<u>5,120.73</u>	<u>0.00</u>	<u>0.00</u>	<u>5,120.73</u>	<u>0.00</u>	<u>5,120.73</u>	<u>0.00</u>	200DB	5.0
114		Range 36" (6) Burner w/ Conv S/N	3/19/19	<u>6,851.92</u>	<u>0.00</u>	<u>0.00</u>	<u>6,851.92</u>	<u>0.00</u>	<u>6,851.92</u>	<u>0.00</u>	200DB	5.0
115		Broiler 36" S/N #18K99112	3/19/19	<u>3,339.78</u>	<u>0.00</u>	<u>0.00</u>	<u>3,339.78</u>	<u>0.00</u>	<u>3,339.78</u>	<u>0.00</u>	200DB	5.0
116		Range 24" S/N #18K98918	3/19/19	<u>4,015.67</u>	<u>0.00</u>	<u>0.00</u>	<u>4,015.67</u>	<u>0.00</u>	<u>4,015.67</u>	<u>0.00</u>	200DB	5.0
117		Charbroiler Range 36" w/ Conv S/N	3/19/19	<u>11,018.49</u>	<u>0.00</u>	<u>0.00</u>	<u>11,018.49</u>	<u>0.00</u>	<u>11,018.49</u>	<u>0.00</u>	200DB	5.0
118		Range 36" (6) Burner St Oven S/N	3/19/19	<u>4,436.50</u>	<u>0.00</u>	<u>0.00</u>	<u>4,436.50</u>	<u>0.00</u>	<u>4,436.50</u>	<u>0.00</u>	200DB	5.0
119		Stock Pot Range S/N #41287UG	3/19/19	<u>1,852.30</u>	<u>0.00</u>	<u>0.00</u>	<u>1,852.30</u>	<u>0.00</u>	<u>1,852.30</u>	<u>0.00</u>	200DB	5.0
120		Convection Oven Trip Deck S/N#1	3/19/19	<u>13,384.50</u>	<u>0.00</u>	<u>0.00</u>	<u>13,384.50</u>	<u>0.00</u>	<u>13,384.50</u>	<u>0.00</u>	200DB	5.0
121		(2) PreRinse Assembly w/add a Fau	3/19/19	<u>653.74</u>	<u>0.00</u>	<u>0.00</u>	<u>653.74</u>	<u>0.00</u>	<u>653.74</u>	<u>0.00</u>	200DB	5.0
122		Faucet Splash Mount 8"	3/19/19	<u>71.88</u>	<u>0.00</u>	<u>0.00</u>	<u>71.88</u>	<u>0.00</u>	<u>71.88</u>	<u>0.00</u>	200DB	5.0
123		Faucet Deck Mount	3/19/19	<u>159.16</u>	<u>0.00</u>	<u>0.00</u>	<u>159.16</u>	<u>0.00</u>	<u>159.16</u>	<u>0.00</u>	200DB	5.0
124		Modular Bar Die	3/19/19	<u>3,623.51</u>	<u>0.00</u>	<u>0.00</u>	<u>3,623.51</u>	<u>0.00</u>	<u>3,623.51</u>	<u>0.00</u>	200DB	5.0
125		Underbar Storage Cabinet 24" w/sh	3/19/19	<u>607.06</u>	<u>0.00</u>	<u>0.00</u>	<u>607.06</u>	<u>0.00</u>	<u>607.06</u>	<u>0.00</u>	200DB	5.0
126		Underbar Hand Sink 12"	3/19/19	<u>764.80</u>	<u>0.00</u>	<u>0.00</u>	<u>764.80</u>	<u>0.00</u>	<u>764.80</u>	<u>0.00</u>	200DB	5.0
127		Soda Gun Holder	3/19/19	<u>203.94</u>	<u>0.00</u>	<u>0.00</u>	<u>203.94</u>	<u>0.00</u>	<u>203.94</u>	<u>0.00</u>	200DB	5.0
128		Underbar Ice Bin/Cocktail	3/19/19	<u>1,599.16</u>	<u>0.00</u>	<u>0.00</u>	<u>1,599.16</u>	<u>0.00</u>	<u>1,599.16</u>	<u>0.00</u>	200DB	5.0

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Asset	d t	Property Description	Date In Service	Book Cost	Book Sec 179 Exp c	Book Sal Value	Book Prior Depreciation	Book Current Depreciation	Book End Depr	Book Net Book Value	Book Method	Book Period
Group: 1365 - Kitchen Equipment (continued)												
129		Underbar Hand Sink 12"	3/19/19	685.69	0.00	0.00	685.69	0.00	685.69	0.00	200DB	5.0
130		Underbar Corner Angle Filler	3/19/19	337.36	0.00	0.00	337.36	0.00	337.36	0.00	200DB	5.0
131		Underbar Sink Unit(3) Compartmen	3/19/19	1,119.48	0.00	0.00	1,119.48	0.00	1,119.48	0.00	200DB	5.0
132		Underbar Drainboard	3/19/19	341.18	0.00	0.00	341.18	0.00	341.18	0.00	200DB	5.0
133		Ice Bin Drop In 10-Circuit Cold Pla	3/19/19	1,150.29	0.00	0.00	1,150.29	0.00	1,150.29	0.00	200DB	5.0
134		Walk In Cooler/Freezer	3/19/19	35,990.01	0.00	0.00	35,990.01	0.00	35,990.01	0.00	200DB	5.0
135		Hood System	3/19/19	217,145.49	0.00	0.00	217,145.49	0.00	217,145.49	0.00	200DB	5.0
136		(3) Lid Kit for True	3/19/19	1,517.99	0.00	0.00	1,517.99	0.00	1,517.99	0.00	200DB	5.0
137		Work Top Refrig 1 Door S/N #9578	3/19/19	1,571.81	0.00	0.00	1,571.81	0.00	1,571.81	0.00	200DB	5.0
138		Work Top Refrig 3 door S/N #9577	3/19/19	3,001.64	0.00	0.00	3,001.64	0.00	3,001.64	0.00	200DB	5.0
139		Pizza Prep 93" S/N #9547197	3/19/19	6,055.05	0.00	0.00	6,055.05	0.00	6,055.05	0.00	200DB	5.0
140		Back Bar Cooler 2 Door S/N #9556	3/19/19	3,123.45	0.00	0.00	3,123.45	0.00	3,123.45	0.00	200DB	5.0
141		Back Bar Cooler 2 Doors S/N #955	3/19/19	3,123.45	0.00	0.00	3,123.45	0.00	3,123.45	0.00	200DB	5.0
142		Bottle Cooler S/N #9566491	3/19/19	1,928.43	0.00	0.00	1,928.43	0.00	1,928.43	0.00	200DB	5.0
143		(16) Shelf Wall Mounted	3/19/19	3,330.18	0.00	0.00	3,330.18	0.00	3,330.18	0.00	200DB	5.0
144		Custom Overshelf	3/19/19	5,665.17	0.00	0.00	5,665.17	0.00	5,665.17	0.00	200DB	5.0
145		Soiled Dishtable	3/19/19	4,745.45	0.00	0.00	4,745.45	0.00	4,745.45	0.00	200DB	5.0
146		Clean Dishtable	3/19/19	1,817.15	0.00	0.00	1,817.15	0.00	1,817.15	0.00	200DB	5.0
148		Pot Rack 84"	3/19/19	582.26	0.00	0.00	582.26	0.00	582.26	0.00	200DB	5.0
149		(2) Hank Sink w/ Side Splashes	3/19/19	341.33	0.00	0.00	341.33	0.00	341.33	0.00	200DB	5.0
150		Sink One Compartment	3/19/19	364.87	0.00	0.00	364.87	0.00	364.87	0.00	200DB	5.0
151		Mop Sink	3/19/19	700.32	0.00	0.00	700.32	0.00	700.32	0.00	200DB	5.0
152		(12) Corner Guards	3/19/19	550.84	0.00	0.00	550.84	0.00	550.84	0.00	200DB	5.0
153		Gas Fryer	3/19/19	1,072.01	0.00	0.00	1,072.01	0.00	1,072.01	0.00	200DB	5.0
		1365 - Kitchen Equipment		398,527.77	0.00c	0.00	398,527.77	0.00	398,527.77	0.00		
		*Less: Dispositions and Transfers		8,752.73	0.00	0.00	8,752.73	0.00	8,752.73	0.00		
		Net 1365 - Kitchen Equipment		389,775.04	0.00c	0.00	389,775.04	0.00	389,775.04	0.00		
Group: 1430 - Smallwares												
46		Cheney Brothers Inc	3/26/10	24,305.23	0.00	0.00	22,414.84	1,620.35	24,035.19	270.04	Amort	15.00
49		Sam's Club-Wine Racks	3/26/10	890.59	0.00	0.00	890.59	0.00	890.59	0.00	200DB	5.0
60		JB Prince Co	5/03/10	220.98	0.00	0.00	220.98	0.00	220.98	0.00	200DB	5.0
67		Sur La Table	8/23/10	186.03	0.00	0.00	186.03	0.00	186.03	0.00	200DB	5.0
		1430 - Smallwares		25,602.83	0.00c	0.00	23,712.44	1,620.35	25,332.79	270.04		
		Grand Total		2,080,125.12	0.00c	0.00	1,018,713.73	58,782.13	1,077,495.86	1,002,629.26		
		Less: Dispositions and Transfers		8,752.73	0.00	0.00	8,752.73	0.00	8,752.73	0.00		
		Net Grand Total		2,071,372.39	0.00c	0.00	1,009,961.00	58,782.13	1,068,743.13	1,002,629.26		

TERMS OF PROCUREMENT

SALE PRICE:

Offered "As Is," \$5,995,000.00 payable cash at closing.

PROPERTY:

Includes fee title to commercial condominium unit, limited common elements, FF&E, business interests, spirits inventory, 4COP liquor license valued at \$480k+/-, and municipal license.

DEPOSIT:

Initial deposit of \$50K, balance of \$150K following termination of Due Diligence Period.

DUE DILIGENCE PERIOD:

45 days from Effective Date.

CLOSING DATE:

30 days from expiration of Due Diligence Period.

PRE-CLOSING ACCESS:

Physical access limited in scope, outside business hours and accompanied by owner representative during Due Diligence Period, to preserve confidentiality and business/employee interests. Supervised access permitted following Due Diligence Period during final 10 days prior to settlement.

CLOSING COSTS:

Seller pays title search, title insurance premium, documentary stamps on warranty deed. Buyer pays due diligence expenses, and any expenses related to financing. Each party pays their own professional fees. Real property taxes, association assessments and any other adjustments prorated between parties at settlement.

TRANSACTION:

Sale and purchase of real property.

NOTE: *Last two years financial statements, and Executive Chef Employment Agreement provided separately.*



CONTACT

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