



Confidential Business Abstract

Do not share this information with anyone. As a recipient of this Abstract, you are legally bound by the terms of the Confidentiality Agreement you signed. DRIVE BY THE LOCATION AND DO NOT CALL NUMBERS ON ANY SIGNS ON ANY WINDOWS.

Office ID/Broker Contact Information	LANDLORD
Business Type	RESTAURANT
Size of Premises	1500SF
Base Rent PSF	35,00
C.A.M. and Taxes PSF	CAM 8.00PSF TAXES 3.50
Lease Term/Options	10
Security Deposit	2 MONTHS
Other Charges PSF	POSSIBLE MARKETING 2.25 PSF
Landlord's Work	
Escalations	3%
T.I. Allowance	TBD
Rental Abatement	2-4 months
Seats Outside (Patio)	25 seats
Seats Inside	30 depends on design
Furniture, Fixtures and Equipment Included	TBD
Parking	Yes
Comments and Uses	Very nice shopping center location in the heart of fairfax

INSTRUCTIONS FOR INITIAL VIEWING OF PLACE OF BUSINESS

1. Drive by place of business. (If the place of business is open, please see below)
2. If you have any interest in viewing the interior of the premises, please enter as customer only at busy times so you don't stand out.
3. Do not engage in any employee or owner conversation (employees don't know business is for sale).
4. If, after your viewing, you are no longer interested, please exit discreetly without any conversations.
5. If you have any additional interest and need to schedule a private tour, please contact me at the number above.

DISCLAIMER

PLEASE NOTE, all information is provided by the seller and is not verified in any way by the broker. The broker is relying on the accuracy of the seller of said information, and makes no warranty, express or implied, as to such information. The broker does not give tax, accounting or legal advice.