

Business Plan for City of Crest Hill

Narendra (Nick) Patel (Buyer) wish to purchase the property located at 1700 Plainfield Road in the City of Crest Hill and propose to open a liquor store with an adjoining Bistro. The property at 1700 Plainfield Road, consists of a 40,000 square foot retail/commercial building, of which, 20,000 square feet comprises the first floor and 20,000 square feet is located in the basement level. The entire site consists of 1.46 acres which includes a surrounding parking lot that can accommodate up to fifty vehicles.

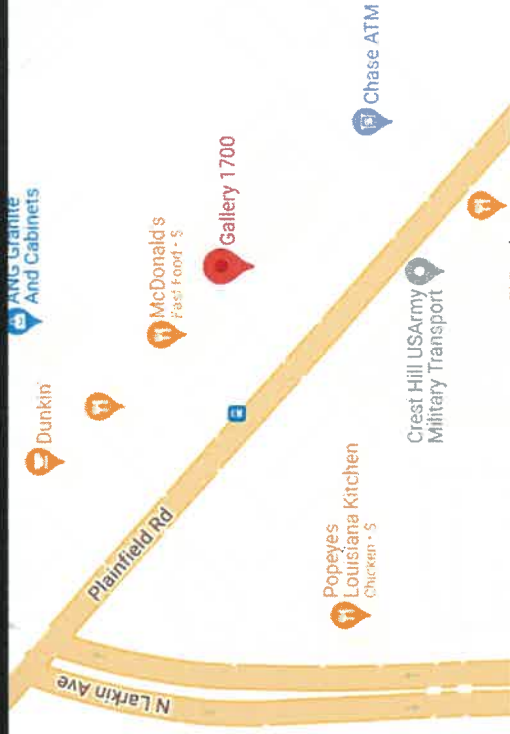
Physically located on Plainfield Road, between Larkin Avenue and Theodore Street, and within a B2 General Business District Zone, the proposed business establishment will materially benefit the City of Crest Hill providing a large selection of quality packaged goods alcoholic products while also offering a boutique Bistro with food and video gaming for the retail shopping needs of consumers who travel within and live near this busy commercial area. The proposed business establishment is on a major commercial arterial street where a large number of consumers travel and live within on a daily basis. The proposed business is perfectly situated in this high traffic area to handle the needs of these consumers. The liquor store will sell package goods alcohol, tobacco products, prepackaged food items and general merchandise. The Bistro will offer food for consumption on the premises and video gaming. Based on the proposed business model, the business anticipates needing to apply for package goods liquor and tobacco retail licenses for the liquor store and a Bistro liquor license and video gaming license for the Bistro. As the Buyers are purchasing the property and making a substantial investment, they anticipate the need for the Bistro and video gaming license revenue in order to make the entire business venture a success.

The current tenant at the business location is Gallery 1700, who occupies the first floor 20,00 square foot space. The Buyers have met with the owners of Gallery 1700, and they have agreed to stay on as a tenant and will occupy one half or 10,000 square feet of the first-floor space. This will allow the Buyers to use the remaining 10,000 square feet of first floor space for the liquor store and Bistro. The Buyers propose using 8,000 square feet for the liquor store and 2,000 square feet for the Bistro and video gaming. The basement area will be used solely for storage. The Buyers believe the current parking lot is sufficient to handle the parking needs of both businesses.

The primary operator of the liquor store will be Narendra (Nick) Patel, who is an experienced businessman who owns several liquor and non-liquor retail businesses in Illinois. In the City of Chicago alone, Nick holds liquor licenses for twelve liquor establishments. As an experienced liquor licensee, Nick, is well trained and aware of the issues that can arise with the sale of alcoholic beverages. The staff he hires are certified in alcohol awareness training issues and his stores employ the latest security camera and video equipment. Nick works closely with the community residents, local government, and local police departments to provide a safe and responsible store, while also listening to the needs of his customers by bringing in specific products that customers are seeking to purchase.

If approved by the City of Crest Hill, the Buyers are confident that their proposed liquor store and Bistro will have a positive impact for the City and surrounding community.

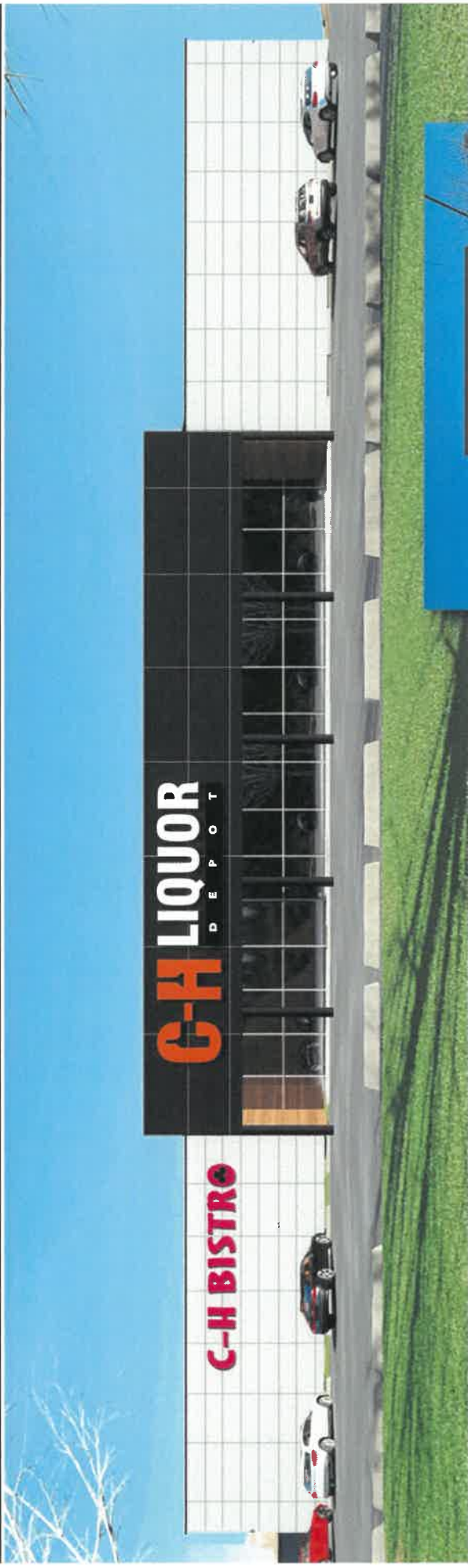
1700 PLAINFIELD RD REAR, CREST HILL, IL 60403



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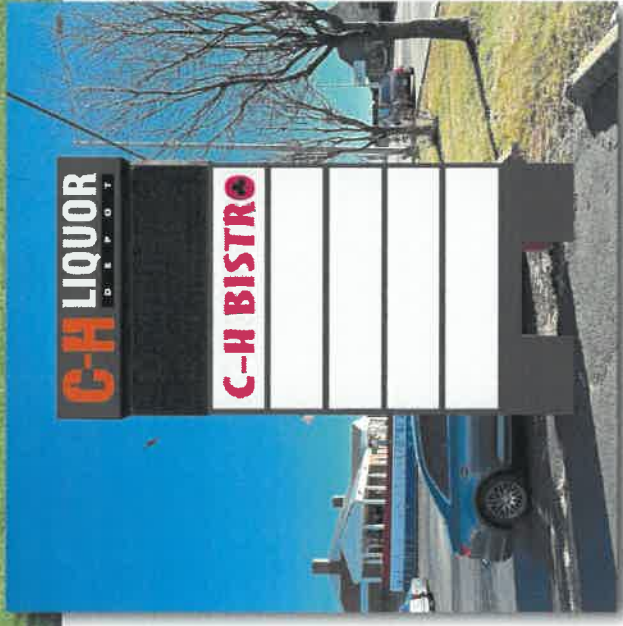
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PRESENTING

C-H LIQUOR
DEPOT

- CONTEMPORARY DESIGN
- BUILDING RENOVATION
- REAL ESTATE INVESTMENT



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