

**DARLINGTON COMMONS**  
158 W. GAY STREET, WEST CHESTER, PA 19380

**RESTAURANT SPACE AVAILABLE**



Presented by  
Darlington Commons, LP  
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**OVERVIEW**

**FIRST FLOOR & LOWER LEVEL**

- TURN-KEY OPERATION (Includes existing F, F & E)
- Rental Rate: \$21 sf/yr + 5.75 CAM
- NNN lease
- Min. Lease term: 5 years
- 1<sup>st</sup> Floor & Lower Level- 9,700sf +/-
- Large open floorplans
- Large windows
- High Ceilings
- Liquor License Available- must stay with location.
- 1st Floor Occupancy- Day-140ppl, Evening-202ppl
- Lower Level Occupancy- Day-99ppl, Evening-165ppl

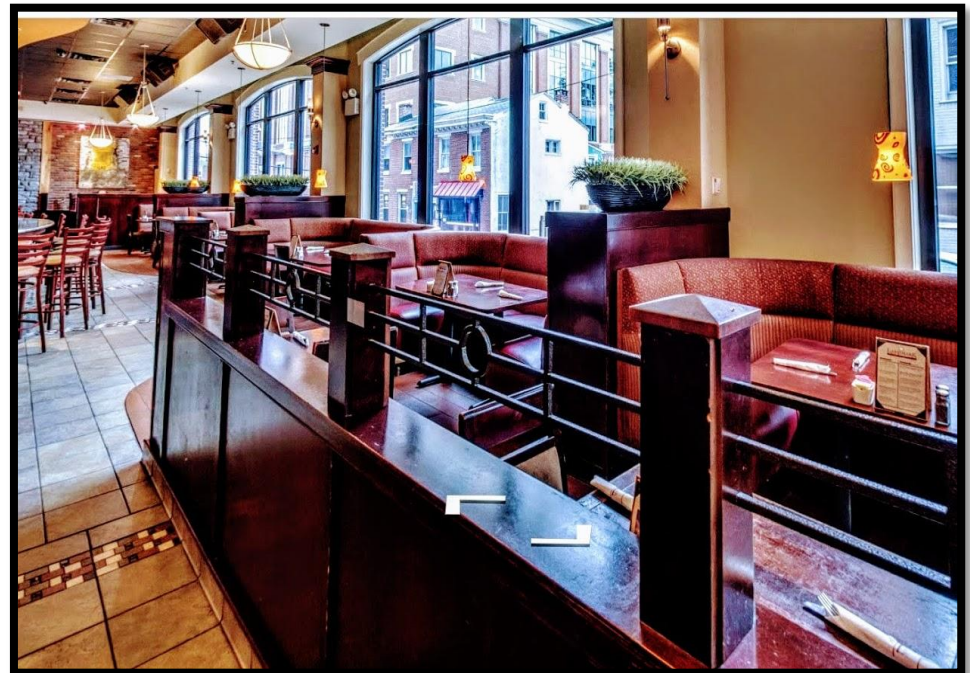




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**LIQUOR LICENSE PURCHASE INFO:**

Total Amount for liquor license	\$ 500,000.00
25% Down	\$ 125,000.00
75% Financed (Interest only loan)	\$ 375,000.00
<b>Loan Amount</b>	<b>\$ 375,000.00</b>
Annual interest rate	8%
Annual interest	\$ 30,000.00
	*Divided by 12 months
<b>Monthly Interest payment</b>	<b>\$ 2,500.00</b>



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### RENT

Base Year:

SF=9700	\$/SF/YR	Monthly
Base Rent	21.00 \$	16,975
CAM	5.75 \$	4,647.92
<b>Total</b>	<b>\$</b>	<b>21622.92</b>

\* There will be a yearly increase to base rent of \$.50/sf



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**DARLINGTON COMMONS, LP**

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Common Area Maintenance Expenses (CAM)

Restaurant Space

**Building SF**

33967

Total

R.E./Property Taxes	\$119,220
Insurance	\$10,118
Management Fees	\$35,000
Repairs & Maintenance	\$4,190
Landscape Maintenance	\$2,990
House Meter Electric	\$1,835
Water, Sewer & Fire	\$8,467
Sprinkler System	\$3,250
Security Systems	\$4,327
Elevator	\$3,386
Pest Control	\$678
Snow Removal	\$1,693

**ANNUAL CAM COSTS**

**\$195,154**

**ANNUAL CAM COSTS PER SQUARE FOOT**

**\$5.75**

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