060048

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

_____X___ Resolution or Ordinance (Blue) _________ *Waiver of First Requested*
_________ Recommendations of Boards, Commissions & Committees (Green)
_________ Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: February 9, 2006 (B of T) Date: February 16, 2006

TITLE: Downtown Restaurant Forgivable Loan Program – 141 W. St. Charles Road Units C & D

SUBMITTED BY: The Department of Community Development

BACKGROUND/POLICY IMPLICATIONS:
The Economic & Community Development Committee through The Department of Community Development transmits for your consideration a request to approve a Downtown Restaurant Forgivable Loan. Attached is a resolution authorizing signatures of Village President and Clerk on an Agreement Authorizing the Reimbursement of Funds for a Downtown Restaurant Forgivable Loan in an amount not to exceed $100,000.

The Economic & Community Development Committee recommended approval of this request.

Please place this item on the February 16, 2006 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X________________ Date ________
Finance Director X________________ Date ________
Village Manager X W. T. Lichter Date 2/9/06

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.

MEMORANDUM

To: William T. Lichter, Village Manager

From: David A. Hulseberg, AICP, Director of Community Development DAH

Date: February 16, 2006

Subject: **Downtown Restaurant Forgivable Loan Program; Tonic Café (141 W. St. Charles Road, Units C & D) Parcel Number: 06-07-209-025**

The Village received a request for a grant in an amount not to exceed $100,000 for eligible improvements relative to the property mentioned above.

BACKGROUND

The purpose of the Downtown Restaurant Forgivable Loan Program is to increase the economic viability of Downtown Lombard by encouraging more restaurants. This Program, approved in May 2005, is intended to support the Village's plans to maintain a quality downtown. Restaurants are considered desirable uses for the downtown in that they can create more activity in the downtown after business hours and bring more pedestrian traffic by other businesses in the downtown. The intention of the Program is to create a more viable and attractive area through private/public partnership.

Approved applications for the Program are eligible to receive a Forgivable Loan for up to one-third (1/3) of the costs associated with the renovation of storefront or office space for use as a sit down restaurant. The maximum Forgivable Loan amount is $100,000.

PROPOSAL

James Bohan and Brian Pingel (business owners/tenants) and Beta Properties, LLC (property owner) have submitted an application to the Economic and Community Development Committee which was reviewed at their February 7, 2006 meeting.

The Forgivable Loan will be used to cover costs associated with the build-out of the entire tenant space, restrooms, and kitchen area. The applicant has estimated the cost of these improvements at $312,312 – see itemization below.

Space build-out and bar construction....................	$294,540
Kitchen improvements....................................	$ 14,475
Restroom improvements...................................	$ 3,027
GRAND TOTAL	$312,312 ($100,000 max. loan)

The Economic & Community Development Committee recommended approval of a forgivable loan in an amount not to exceed $100,000.

RECOMMENDATION

Staff recommends that the Village Board approve a resolution authorizing a Downtown Restaurant Forgivable Loan in an amount not to exceed $100,000 for the property located at 141 W. St. Charles Road, Units C & D, pursuant to Village Ordinance 5640.

RESOLUTION

R ________________ 06

A RESOLUTION AUTHORIZING SIGNATURES OF THE VILLAGE MANAGER AND DIRECTOR OF COMMUNITY DEVELOPMENT ON AN AGREEMENT AUTHORIZING THE REIMBURSEMENT OF FUNDS FOR A DOWNTOWN RESTAURANT FORGIVABLE LOAN AT 141 W. ST. CHARLES ROAD, UNITS C & D

WHEREAS, the Village is an agent for disbursement of funds for the Downtown Restaurant Forgivable Loan Program under the authority of the Village Board of Trustees and will provide monetary grants to qualified property owners in the Lombard Tax Increment Financing (TIF) District to enhance and improve downtown buildings and parking areas; and,

WHEREAS, James Bohan and Brian Pingel (hereinafter referred to collectively as "Applicant"), wishes to participate in this program for a restaurant in the building located at 141 W. St. Charles Road, Units C & D, Lombard, Illinois; and,

WHEREAS, Beta Properties, LLC (hereinafter referred to as "Owner"), supports an application to participate in this program for a restaurant in the building located at 141 W. St. Charles Road, Units C & D, Lombard, Illinois; and,

WHEREAS, the proposed restaurant will complement and support the Village's plans to maintain a quality Central Business District.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village shall grant up to $100,000 for which Applicants qualify pursuant to the Downtown Restaurant Forgivable Loan Program. Such forgivable loan shall be available to Applicant upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the project has been completed and Applicant has paid all invoices for labor and materials in connection therewith.

SECTION 2: The Applicant and Owner of 141 W. St. Charles Road, Units C & D agree that the project will be performed in accordance with the plans and estimates attached hereto as Exhibit A.

SECTION 3: The Applicant and Owner will perform the following obligations in connection with the project:

a. Comply with all regulations and standards of the Village of Lombard Downtown Restaurant Forgivable Loan Program and all applicable building codes.

b. Take all reasonable action to assure completion of the project within 6 months from the date of execution of this agreement. Failure to complete the project within 6 months from the date of execution of this agreement may result in forfeiture of the grant and loan and termination of this agreement.

c. Allow inspection of the project by authorized employees of the Village to assure compliance with federal, state, and local regulations related to the grant, as well as compliance with applicable building codes.

d. Maintain and allow access to the financial records that pertain to the project by authorized employees of the Village. At a minimum, all contracts, change order, bills, invoices, receipts, cancelled checks and partial and final waivers of liens shall be kept.

e. Submit copies of all final waivers of lien, cancelled checks, invoices related to the project to the Department of Community Development.

SECTION 4: The Applicant and Owner and any subsequent business or property owner agrees to maintain the business in accordance with local codes, and agrees not to substantially change the use of the business or interior space for which this grant was received for a period of not less than ten (10) years from the date the Loan Agreement was executed. Failure to maintain the business in accordance with local codes or negatively changing the use of the business or interior space will require pro rated repayment of forgivable loan funds to the Village of Lombard.

SECTION 5: The Owner agrees that this Agreement may be duly recorded against the property located at 141 W. St. Charles Road, Units C & D to serve notice upon future purchasers, assigns, estate representatives, mortgages, and all other interested persons of the conditions outlined in this Agreement.

SECTION 6: The Village may suspend or terminate this Agreement if the Applicant or Owner fails to comply with any of the terms of this Agreement. In the event of suspension or termination, the Owner shall be required to repay any amount of the grant disbursed.

<u>SECTION 7</u>: That the Village Manager be and hereby is authorized to sign on behalf of the Village of Lombard said document as attached hereto.

<u>SECTION 8</u>: That the Director of Community Development be and hereby is authorized to attest said agreement as attached hereto.

Adopted this _____day of __________________, 2006.

Ayes:____

Nayes:____

Absent:____

Approved this _______ day of ____________________, 2006.

____
William J. Mueller
Village President

ATTEST:

____
Brigitte O'Brien
Village Clerk

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AGREEMENT CONCERNING PARTICIPATING IN THE DOWNTOWN RESTAURANT FORGIVABLE LOAN PROGRAM

This Agreement, entered into this ________________ day of ______________, 2006, by and between the Village of Lombard, Illinois, (hereinafter referred to as the "Village"), Beta Properties, LLC (hereinafter referred to as "Property Owner") and James Bohan and Brian Pingel (hereinafter referred to collectively as "Business Owner") doing business as a Restaurant at 141 W. St. Charles Road, Units C & D, Lombard, Illinois, with personal property being secured at 141 W. St. Charles Road, Units C & D, Lombard, Illinois.

WHEREAS, the Village is an agent for disbursement of funds for the Downtown Restaurant Forgivable Loan Program under the authority of the Village Board of Trustees by their action of _________; and as such, will provide monetary forgivable loans to qualified business owners and property owners in the Eligible TIF Districts, for the conversion of storefront space into a restaurant.

WHEREAS, this program will compliment and support the Village's plans to maintain a quality Central Business District; and

WHEREAS, restaurants are desirable uses within the Central Business District and contribute to an economically strong Central Business District; a commercial area where the image, appearance, and environment encourage the attraction of shoppers; and

WHEREAS, the Business Owner wishes to participate in this program for a proposed restaurant to be located at 141 W. St. Charles Road, Units C & D, Lombard, Illinois. Restaurant Forgivable Loan Program Application No.: _______________.

NOW, THEREFORE, the parties agree as follows:

SECTION 1: The Village shall grant up to $100,000 for which Business Owner qualifies pursuant to the Downtown Restaurant Forgivable Loan Program. Such loan shall be available to Business Owner upon the authorization of the Village's Director of Community Development, after receipt of satisfactory evidence that the project has been completed and Business Owner has paid all invoices for labor and materials in connection therewith. The maximum amounts of the loan identified in this paragraph are based upon the Business Owner's expending for the projects no less than the estimated costs of $300,000. In the event that Business Owner's expenditures for the project are less than said estimate, the loan shall be reduced by the same percentage as Business Owner's actual costs are less than the estimate.

SECTION 2: The Business Owner agrees that the project will be performed in accordance with plans and written estimates approved by the Director of Community Development of the Village of Lombard, and attached hereto as Exhibit A and incorporated in this agreement.

SECTION 3: The Business Owner will perform the following obligations in connection with the project;

a. Comply with all regulations and standards of the Village of Lombard Restaurant Forgivable Loan Program and all applicable building codes.

b. Take all reasonable action to assure completion of the project within six months from the date of execution of this agreement. Failure to complete the project within six months from the date of execution of this agreement may result in forfeiture of the loan and termination of this agreement.

c. Allow inspection of the project by authorized employees of the Village to assure compliance with federal, state, and local regulations related to the loan, as well as compliance with applicable building codes.

d. Maintain and allow access to the financial records that pertain to the project by authorized employees of the Village. At a minimum, all contracts, change orders, bills, invoices, receipts, canceled checks and partial and final waivers of liens shall be kept.

e. Submit copies of all final waivers of lien, canceled checks, and invoices related to the project to the Department of Community Development.

SECTION 4: The Business Owner and any subsequent owner agrees to maintain the business in accordance with local codes.

SECTION 5: The Property Owner agrees that this Agreement may be duly recorded against the property located at 141 W. St. Charles Road, Units C & D, Lombard, Illinois to serve notice upon future purchasers, assigns, estate representatives, mortgagees, and all other interested persons of the conditions outlined in this Agreement.

SECTION 6: In exchange for grants in excess of $10,000, the Property Owner and any subsequent owner agrees to the condition that no business other than a restaurant may operate on the property for which this loan was received for a period of not less than ten (10) years from the date the loan agreement was executed.

SECTION 7: The Property Owner agrees that a lien may be placed on the subject property as guarantee for the loan. The lien will be removed 10 years from the date that the loan agreement is executed, provided that this condition is met. One-tenth (1/10) of the loan amount is forgiven for each full year after the recording of the lien that a restaurant is operated at the Project location. Anytime a business other than a restaurant operates at the Project location, the lien becomes permanent (no more amortized "forgiveness") and the Village will record a document to this effect. In the event that any business other than a restaurant operates at the location of the Project, the balance of the loan must be repaid.

SECTION 8: The Village may suspend or terminate this Agreement if the Business Owner fails to comply with any of the terms of this Agreement. In the event of suspension or termination, the Business Owner shall be required to repay any amount of the grant disbursed.

BUSINESS OWNER (Lessee)	VILLAGE OF LOMBARD
______________________ By:	______________________ By: Village Manager
Address ______________________	
City, State ______________________	______________________ By: Director of Community Development

BUSINESS OWNER
(Lessee)

____
By:

Address

____
City, State

____

PROPERTY OWNER

____
By:

Address

____
City, State

____

Executive Summary

Tonic Café will introduce a new dining, drinking, and entertainment choice to downtown Lombard characterized by:

- A hip, upscale atmosphere
- An extensive menu of specialty martinis, wine, and beer
- A high quality, eclectic, gourmet food selection at reasonable prices
- Free Wi-Fi access to the Internet

The enclosed business plan requires financing in the amount of $ 395,000 for application toward design, site build-out, equipment purchases and to cover expenses in the first four months of operation. A down payment for the loan will consist of $40,000 from owner James A. Bohan and $40,000 from owner Brian J. Pingel. The financing will enable *Tonic Café* to successfully open and maintain operation for the first four to six months while the customer base is established and profitability is achieved.

Tonic Café is incorporated as a Limited Liability Company. James A. Bohan and Brian J. Pingel are equal shareholders and general managers. All proceeds after expenses will be divided equally between the two.

Mission

Our mission is to provide a clean, stylish, upscale atmosphere where the public can choose from a wide variety of specialty Martinis, imported wines and beers and an eclectic seasonal tasting menu.

Products and Markets

Our target market is the 25-44 year old age group, who make up 33.4% of the Lombard population. Sub-demographics includes Metra-commuters of which approximately 1400 per day pass through the Lombard Metra station located directly behind our proposed location. Other demographics include post dinner patrons from local restaurants such as Praga, Lom Ling and the forth-coming Brix pizza parlor, none of whom have a lounge for patrons. Another significant demographic will be local condominium residents who reside within walking distance. The final demographic will be foot traffic, particularly during Lombard Cruise nights, as our proposed space will be in the heart of the St. Charles Avenue Cruise Nights Venue. (See supporting documentation for demographic numbers.)

Products will consist of various specialty Martinis, Imported and Local wines to match the tasting menu, and a selection of local and imported beers both on tap and in the bottle. The menu will be an eclectic mix of Tapas like selections that will change with the seasons.

Investment Proposal

Our investment plan consists of obtaining an SBA small business loan through Fifth Third Bank of Lombard. Additional funding consists of the Village of Lombard's forgivable loan program and restaurant grant program as well as the State Treasurer's S.T.E.P small business incentive.

P30. MEANS OF TRANSPORTATION TO WORK FOR WORKERS 16 YEARS AND OVER [16] - Universe: Workers 16 years and over

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see http://factfinder.census.gov/home/en/datanotes/expsf3.htm.

	Illinois	**60148 5-Digit ZCTA, 601 3-Digit ZCTA, Illinois**
Total:	5,745,731	26,357
Car, truck, or van:	4,832,750	23,530
Drove alone	4,207,339	21,560
Carpooled	625,411	1,970
Public transportation:	497,632	1,552
Bus or trolley bus	207,517	103
Streetcar or trolley car (publico in Puerto Rico)	2,929	0
Subway or elevated	137,996	15
Railroad	134,567	1,400
Ferryboat	522	0
Taxicab	14,101	34
Motorcycle	2,510	11
Bicycle	18,406	57
Walked	180,119	399
Other means	37,823	114
Worked at home	176,491	694

U.S. Census Bureau
Census 2000

Standard Error/Variance documentation for this dataset:

Accuracy of the Data: Census 2000 Summary File 3 (SF 3) - Sample Data (PDF 141.5KB)

The letters PDF or symbol indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for **free** from the Adobe web site.

Start Up Costs

	Start-up Costs (Pre-Revenue Cash Requirements)	Operating Costs (3-Months assuming no revenue)
Bus. Dev. - Entertainment	250	750
Bus. Dev. - Meals	250	750
Capital Acquisitions	65,000	0
Buildout	311,120	
Consulting Fees (Architect)	18,000	0
Employee Benefits	0	0
Equipment		0
Facilities - Insurance	0	0
Facilities - Phone	70	210
Facilities - Property Taxes	0	0
Facilities - Rent	3,025	9,075
Loan Payment	3,180	9,540
Facilities - Security	925	1,069
Facilities - Utilities	1,000	3,000
Facility - Satellite A/V	150	450
Financial Charges	0	0
Insurance	210	630
Inventory Purchases	20,000	0
Legal Fees	1,500	0
Loan Interest	0	0
Loan Capital	0	0
Miscellaneous	200	600
Office Supplies	2,400	0
Payroll - Staff	3,062	9,186
Payroll - Owner / Directors	4,000	12,000
Payroll Taxes (Futa)	0	494
PR / Advertising	1,248	3744
Taxes & Licenses	1,850	
Total Start-up Costs	**$437,440**	**$51,498**
Total Costs		**$488,938**

ANNUAL PROJECTED PROFIT LOSS

	Month 1	Month 2	Month 3	Quarter 1	Month 4	Month 5	Month 6	Quarter 2	Month 7	Month 8
Revenue										
Gross Sales	$6,945.00	$13,890.00	$13,890	$34,725	$23,970	$23,970	$23,970	$71,910	$23,970	$23,970
Less Returns and Allowances				0						
Net Sales	6,945	13,890	13,890	34,725	23,970	23,970	23,970	71,910	23,970	23,970
Cost of Sales										
Beginning Inventory	0	0	0	0	0	0	0	0	0	0
Purchases (Net)				0				0		
Sub-Contractors				0				0		
Direct Labor				0				0		
Ending Inventory (Negative)				0				0		
Total Cost of Sales	0	0	0	0	0	0	0	0	0	0
Gross Profit (Loss)	$6,945	$13,890	$13,890	$34,725	$23,970	$23,970	$23,970	$71,910	$23,970	$23,970
Expenses										
Audit / Accounting Fees	0	0	0	0				0		
Bus. Dev. - Entertainment	250	250	250	250	250	250	250	750	250	250
Bus. Dev. - Meals	250	250	250	750	250	250	250	750	250	250
Capital Acquisitions	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Consulting Fees				0				0		
Employee Benefits				0				0		
Facilities - Insurance				0				0		
Facilities - Phone	70	70	70	210	70	70	70	210	70	70
Facilities - Property Taxes				0				0		
Facilities - Rent	3,025	3,025	3,025	9,075	3,025	3,025	3,025	9,075	3,025	3,025
Loan Payment										
Facilities - Security	50	50	50	150	50	50	50	150	50	50
Facilities - Utilities	1,000	1,000	1,000	3,000	1,000	1,000	1,000	3,000	1,000	1,000
Facility - Other				0	1,000					
Financial Charges				0				0		
Insurance	210	210	210	630	210	210	210	630	210	210
Inventory Purchases										
Legal Fees				0				0		
Loan Capital	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Loan Interest				0				0		
Miscellaneous				0				0		
Office Supplies				0				0		
Payroll - Operational staff	3062	3062	3062	3062	3062	3062	3062	3062	3062	3062
Payroll - Owner / Directors	4,000	4,000	4,000	12,000	4,000	4,000	4,000	12,000	4,000	4,000
Payroll Taxes	42	42	42	126	42	42	42	126	42	42
PR / Advertising	1,248	1,248	1,248	3,744	1,248	1,248	1,248	3,744		
Repairs & Maintenance				0				0		
Taxes & Licenses	1,850			1,850				0		
Satellite A/V	150	150	150	450	150	150	150	450	150	150
Total Expenses	$15,207	$13,357	$13,357	$35,297	$14,357	$13,357	$13,357	$33,947	$12,109	$12,109
Net Operating Income	($8,262)	$533	$533	($572)	$9,613	$10,613	$10,613	$37,963	$11,861	$11,861
Other Income										
Gain (Loss) on Sale of Assets				0				0		
Interest Income				0				0		
Total Other Income	0	0	0	0	0	0	0	0	0	0
Net Income (Loss)	($8,262)	$533	$533	($572)	$9,613	$10,613	$10,613	$37,963	$11,861	$11,861
Cumulative Net Income (Loss)	($8,262)	($7,729)	($7,196)	($7,196)	$2,417	$13,030	$23,643	$23,643	$35,504	$47,365

ANNUAL PROJECTED PROFIT LOSS

	Month 9	Quarter 3	Month 10	Month 11	Month 12	Quarter 4	Total
Revenue							
Gross Sales	$23,970	$71,910	$23,970	$23,970	$23,970	$71,910	$250,455
Less Returns and Allowances							0
Net Sales	23,970	71,910	23,970	23,970	23,970	71,910	250,455
Cost of Sales							
Beginning Inventory	0	0	0	0	0	0	0
Purchases (Net)		0				0	0
Sub-Contractors		0				0	0
Direct Labor		0				0	0
Ending Inventory (Negative)		0				0	0
Total Cost of Sales	0	0	0	0	0	0	0
Gross Profit (Loss)	$23,970	$71,910	$23,970	$23,970	$23,970	$71,910	$250,455
Expenses							
Audit / Accounting Fees		0				0	0
Bus. Dev. - Entertainment	250	750	250	250	250	750	2,500
Bus. Dev. - Meals	250	750	250	250	250	750	3,000
Capital Acquisitions	n/a	n/a	n/a	n/a	n/a	n/a	
Consulting Fees		0				0	0
Employee Benefits		0				0	0
Facilities - Insurance		0				0	0
Facilities - Phone	70	210	70	70	70	210	840
Facilities - Property Taxes		0				0	0
Facilities - Rent	3,025	9,075	3,025	3,025	3,025	9,075	36,300
Loan Payment							
Facilities - Security	50	150	50	50	50	150	600
Facilities - Utilities	1,000	3,000	1,000	1,000	1,000	3,000	12,000
Facility - Other		0				0	0
Financial Charges		0				0	0
Insurance	210	630	210	210	210	630	2,520
Inventory Purchases							
Legal Fees		0				0	0
Loan Capital	n/a	n/a	n/a	n/a	n/a	n/a	
Loan Interest		0				0	0
Miscellaneous		0				0	0
Office Supplies		0				0	0
Payroll - Operational staff	3062	3062	3062	3062	3062	3062	48,992
Payroll - Owner / Directors	4,000	12,000	4,000	4,000	4,000	12,000	48,000
Payroll Taxes	42	126	42	42	42	126	504
PR / Advertising		0				0	7,488
Repairs & Maintenance		0				0	0
Taxes & Licenses		0				0	1,850
Satellite A/V	150	450	150	150	150	450	1,800
Total Expenses	$12,109	$30,203	$12,109	$12,109	$12,109	$30,203	$129,650
Net Operating Income	$11,861	$41,707	$11,861	$11,861	$11,861	$41,707	$120,805
Other Income							
Gain (Loss) on Sale of Assets		0				0	0
Interest Income		0				0	0
Total Other Income	0	0	0	0	0	0	0
Net Income (Loss)	$11,861	$41,707	$11,861	$11,861	$11,861	$41,707	$120,805
Cumulative Net Income (Loss)	$59,226	$59,226	$71,087	$82,948	$94,809	$94,809	$94,809

	Average Plate	Average Beverage
Low	12	2.5
High	21	7
Average	16.5	4.75

Sales Estimates	1/4 Turn	1/2 Turn	1 turn	1.5 Turns	Daily Average	Daily Average Sales Projected
Restaurant	215	430	850	1275	692.5	
Bar	16.5	33	66	299	103.625	
	231.5	463	916	1574		796.125

Initial Capital Outlay

Kitchen		
Fryer1	189	
Fryer2	189	
Exaust hood	999	
Stainless Steel prep table	189	
Baker's Rack	50	
Pots, Pans	250	
Sink, Food prep	229	
Faucet	60	
Pre-rinse wall unit	215	
Sink 3 comp.	340	
2 ea. 21"X18" Drainboards	172	
Faucet	60	
Pre-rinse wall unit	215	
Microwave	60	
Scale	50	
Griddle/Grill	1200	
Panini Press	100	
Freezer	3754	5X4 Floorless walk-in
Refrigerater	2099	
Ice Machine	1975	290 lbs daily
Ecolab sanitation station	600	
Hand Dryer 2 ea.	350	
50 Gallon waste can 3 ea.	120	
Restroom Waste can 2 ea.	30	
Fire suppression System	1400	
Restrooms		
Ecolab urinal sanitation units 4 ea.	100	
Hand Dryer 2 ea.	350	
Sinks 2 ea.	260	
faucets 2 ea.	200	
auto air freshener 2 ea.	80	
exaust fan 2 ea.	100	
mirror 2 ea.	150	
Toilet paper dispenser 3 ea.	75	
30 gallon waste can 2 ea.	30	
Toilets 3 ea.	840	
Urinal 1ea.	122	
Urinal hardware 1ea.	120	
Toilet auto flush units 3ea	600	
Bar		
Bar Build Out	259,000	Includes entire space buildout and Bar const.
Architect Fees	25,000	
Sink	170	
Bar Mats	150	
Speed Rail	50	

Pour Caps(144 ct.)	129	
Under Counter glass sanitizer	2330	
Plastic pour bott.(10 each)	50	
Bottle coolers 2-80 in.	3000	
See through refrid. 2 each	3700	
Ice Bin	570	
Service Ice bin (wait staff)	570	
Glasses		
Martini	100	
Beer	98	Pilsner
Beer	98	Pint
Wht. wine	60	
Red wine	60	
Water/soft drink	140	
Rocks	60	
Margarita	85	
coffee cups	50	
saucers	45	
espresso cups	50	
Dinnerware		
Plates, bowls, cups	500	
Bread Baskets	180	
Tea svc.	75	
Inventory	20000	
Mix Bottles	25	
Cappucino Maker	1998	
Dishwasher (kitchen)	4000	
Alarm System	877	
Point of Sale System	18000	
Laptop for office	1700	
Security System	560	
Audio Visual	15000	
PR / Advertising		
Business cards	250	
Postcard Mania	3744	
Legal Fees	1500	
Newspaper	500	
Metromix.com		
Total	382396	