

The accuracy of this report is based on general information that is not to be relied upon for accuracy. Anyone bidding should conduct their own due diligence.

Welcome to Boardwalk!

Bidders you won't get another chance at this Boardwalk!

Location is a \$10,000,000.00 Location

Building is a \$10,000,000.00 Building

Value is \$10,000,000.00 +

Seller Information

Free Standing Building:

1452 Brush Street is a unique building in downtown Detroit for the simple fact that it is a Free Standing building

Making the owner of the building free to do what he/she wants to, to the building at any given point and time without any permissions necessary from landlords or anyone else.

Amazing Continuous and Constant Business During the day

On a daily basis during the early hours, there are 100s of people walking pass the building and "looking in the window" essentially asking when are you going to open "we want in" it is for this reason why the windows have to be constantly cleaned.

The day business Monday – Friday, due to the 36th district court, brings just as much business, if not more so, as the weekend business. The day business is constantly busy making it very possible for an operator to actually make more money during the day as he/she would during the evening.

Game Days

On game days when the lions and the tigers are playing there are 1000s of people that walk pass the building. More business than an operator can handle. For this reason we advise making sure you have more than enough staff and all of your systems in place before moving forward on these days for operational efficiency.

Large Party Request on a weekly Basis.

Due to the fact that you are in the epicenter of where everything is happening, and due to the fact that the building can handle 500 to 1000 people. We get 100 plus people reaching out to us for parties on a weekly basis. For this reasons we advise an experienced operator taking over this location that has the experience to handle the great numbers that will come in weekly.

SO MUCH MONEY!

So long as they can handle the business, anyone that takes over this place will have more money coming in than they can handle. There is so much money that can be made on a weekly basis.

Most Places:

Most Restaurants are between 1,500 to 3,000 Sq. Ft. Not enough space to host parties for 100 or more people.

1452 Brush is capable of hosting parties for 1000 or more people. Currently it can host parties for up to 500 people on the first level.

Opportunities for Expansion

Largest downtown upscale Restaurant, banquet and Entertainment Facility.

Can hold as much as 1000 people between the 1st and 2nd level.

After the second level is complete it will yield another 500 people

Making the total amount of people you can bring in at any given point 1000 people.

Rooftop

Opportunities for greater expansion... The rooftop once complete will provide you with essentially another level (3rd level) to the building. You could convert this space to a Rooftop Bar, Cigar Lounge, or more dining space.

More Opportunities for Expansion & Upward Expansion:

The building sits in an A+ location in the Heart of Detroit that sits right next to Ford Field, and Comerica Park. Places that will not move and will be there for the next 1000 years.

For this reason there are many people that would love to live right where 1452 brush Street is. The building has great opportunity for upward expansion for Penthouses that can sell for \$1Million plus each, Lofts, and a hotel build out increasing the value of the 1452 Brush Street 1000 Fold.

Entertainment:

1452 brush will allow you to host parties of almost any size and provide almost any form of Entertainment.

1452 Brush has two large stage Platforms that can host almost any side Band or DJ for a requesting party.

Wine Vault

If you are a wine enthusiast you will love this about 1452 Brush.

1452 Brush comes with two Wine Vaults:

- One at the entrance to the building that will hold about 900 bottles of wine.
- One inside of the Fine Dining Room that will hold about 1600 bottles of wine.

Bars:

1452 Brush currently has 2 full bars.

It can hold as much as 4-5 bars throughout the whole building between the first and second levels.

Lot:

The building sits on 3 different lots that comes with it's own address that can be split into 3 different tenant locations

Outside Patio

Mechanic's street is essentially an abandon one-way street. This street can petitioned from the city for abandonment by the city for conversion into a very large 500 seat outdoor public patio adding essentially another room extension to the restaurant.

Advertising:

We are currently getting quarterly checks to provide air right access to a large public advertising company. These checks are consistent and have never ever been late.

Due to the buildings location, 1452 Brush Street has huge upward advertising income potential for any advertising company seeking to partner with you for the right to place advertisements on your building or gain access to the air rights and access rights to you building so they can use the building to place advertng on another building.

Cameras and Security

The property has 24/7 active cameras throughout the inside and outside of the building, with a 24/7 round the clock security alarm system, with glass breaks for all windows, motion sensors in all major rooms, and a hard wired & wireless alarm system.

1452 Brush has been outfitted with 360 degree high definition views though the building and throughout the outside perimeter of the building.

1452 Brush also has a professionally installed fire prevention system.

1452 Brush is fully protected.

You will have full control over the building at all times.

Elevator

The property has a freight elevator that can be converted into a passenger elevator for easy access to the second level.

Great Honor in Giving and Serving:

The Restaurant Business is a great honor and an amazing business to be a part of because it is one of the truest forms of providing customer service to the people.

Every day we serve the people we are doing in a different form our public and civic duty to the people.

If you are interested in a life of pleasing people and serving people because you see it as your public and civic duty, and being the Center of attention, and Center Stage is something you desire than 1452 Brush Street is your location.

Audience, Power and Attention:

The location not only puts you on front stage, but also makes you center stage as it provides you with a very public platform that will automatically give you an audience. For this reason due to your location, you will gain immediate power, and control over newspapers, news outlets and media which will provide you with immediate influence in the downtown area.

Once in a life time Opportunity

Buy into a once in a life time opportunity and solidify yourself among Kings, you will be part of a circle in which all of your neighbors around you are worth Billions. The location will make you a shining star by giving you immediate status. The status, prestige, and acknowledgement of being in a very open, public and noteworthy location will bring immediate attention, status, and public notice, not only in downtown Detroit, but throughout Michigan, and the US. You're essentially making you and your companies a very public figure by giving you a very public presence.

You're in Great Company:

All of your neighbors around you are worth Billions.

Gold Mine

On all game days literally 1000s and 1000s of people walk by and cross 1452 brush for each and every game

Your neighbors are Comerica Park Stadium (Major League Baseball Field) and Ford Field Stadium (Major Legal Football Field)

Tailgaters post up right next to 1452 Brush for many games, but especially football games!

The building is within walking distance of the soon to be tallest building in Detroit that is currently being built on the Hudson Site

Hotel Hilton sits right across the street.

Right behind 1452 brush is the abandon jail center that has been taken down and is currently being converted into mix use property

In the next 2-3 years by 2020 the building will be sit inside of the epicenter of one of the busiest location in all of downtown Detroit and of Michigan.

FROM FIRST OWNER/PAST SELLER:

The past seller who we purchased the property from, and which we have completely rebuilt, called the building the \$10 Million Dollar location. I asked him why. His response was to the point. He said because on game days you will have literally 1000s of people walking by you. He said that when it comes to foot traffic there is no better traffic, he also said that if he could have any location in all of Downtown Detroit it would be 1452 Brush Street

We agree with the past ownership.

Based on what we have seen this is definitely Boardwalk that is being sold.

GREAT REVENUE POTENTIAL

If done properly we believe that the building and the location as the potential to do:

1st level - \$100,000/week

2nd level - \$100,000/week

3rd level - \$100,000/week

In total and if done property we believe the building can do \$100,000 to \$300,000/week

This is just a short list of the many great potentials, that the Building and Location offers.

Once the building is sold, we don't believe the option of obtaining this building will come up again.

Contact us should you have any questions.