

T-Byrd Lane - Pit Stop Bar & Grille  
Rochelle, IL



**FFB** | F I R S T  
F R A M E  
B O W L I N G

Mike Monroe  
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<b>Address</b>	1172 Lincoln Hwy Rochelle, IL 61068		
<b>Building</b>	Built in 1940 Brick Construction Approx. 15,000 SF Approx. .91 Acres		
<b>Amenities</b>	Bar- Seats Approx. 40 People Snack Bar Pro Shop - Leased Small Arcade - 8 Games 1 Billiard Table Touch Tunes Jukebox		
<b>Front End Equipment</b>	16 Wood Lanes Brunswick A-2 Pinsetters Quibica Conqueror Pro Scoring Brunswick StarShield masking units Brunswick above ground ball returns w/cluster hand dryer Brunswick Bankshot Bumpers - 12 Lanes		
<b>Gross Revenues</b>	2023 – \$536,600.00 2024 – \$461,700.00 2025 - \$502,416.43		
<b>Competition</b>	Mardi Gras Lanes	24 Lanes	17 Miles
	Four Season Sports	32 Lanes	18 Miles
	New Town & Country Lanes	12 Lanes	19.5 Miles
<b>Website</b>			
<b>Selling Price</b>	\$875,000.00		



<b>Revenues:</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Bowling	153,000.00	142,500.00	159,713.18
Food	173,400.00	151,200.00	157,861.05
Soda/Coffee/Tea	22,900.00	18,000.00	20,413.42
Beer	73,100.00	56,300.00	69,378.95
Wine	800.00	900.00	514.00
Liquor	67,800.00	55,200.00	60,492.35
Games	45,600.00	36,800.00	34,185.63
Pro Shop			10.00
Gaming			
<b>Total Revenue:</b>	<b>\$536,600.00</b>	<b>\$461,700.00</b>	<b>\$502,416.43</b>

<b>Cash Flow Analysis:</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
Net Revenue	42,700.00	98,900.00	14,650.80
Depreciation	10,600.00	00.00	4,920.00
Amortization	1,000.00	00.00	151.00
Interest	10,300.00	12,200.00	14,974.13
Rent	48,000.00	00.00	48,000.00
Administration Benefits	00.00	2,000.00	
<b>Total Cash Flow Analysis:</b>	<b>\$112,600.00</b>	<b>\$113,100.00</b>	<b>\$82,695.93</b>

**Demographics: \*A Full Demographic Report Is Available Upon Request**











