

Freedom Agency

106 South Main St., Monona, IA 52159

(563)539-2015 or visit us at freedomagencymonona.com

Tom Neuhaus, Broker • Jim Moritz, Broker Associate

Jodi's Americana Grille, LLC



Turn-key restaurant/bar facility located at 107 East Center Street, Monona, IA. Building was completely renovated in 2009 by current owners and has operated as a supper club and bar. Listing includes real estate and full line of quality, well-cared for restaurant & bar equipment. Business has been grossing over \$300,000 per year since opening.

Restaurant building was built in 1983 consisting of 2,084 sf with an additional 340 sf added in 2010. The main restaurant building is located on a 5,046 sf lot. There is a 4,698 sf lot that lies West and North of the restaurant building. In addition to those parcels, there is a 1,800 sf gravel parking lot located across the street and East of the main restaurant building.

Property is located in Monona, IA, the second largest community in Clayton County with a population of 1,500. Monona's downtown business district employs approximately 170 people and recently completed a major streetscape renovation in 2012. Monona is located adjacent to State Highway 18 which has a daily traffic count of 4,010. Monona's downtown business district has a daily traffic count of 2,580.

Monona is home to the MFL MarMac Community School District, 118 retail and service based businesses including Arts Way Manufacturing, Greene & Associates, (a large telemarketing firm), CVG (formerly Monona Wire Corporation), M's Machine & Manufacturing, plus many other prominent and growing businesses.

Price: \$189,000.00

Jodi's Americana Grille -
Equipment Inventory - As Of 11-29-12

10' X 12' Storage Shed
Walk In Cooler - 6 ½ ' X 14'
Walk In Cooler - 6 ½' X 12'
Water Softener - 1
Fire Extinguishers - 3
Convection Oven - 1
Proofer - 1
Holding Cabinet For Bakery Breakout- 1
Dishwasher W/ 2 4' Aprons - 1
Trays - 5
Silverware Container - 1
Exhaust System - 13 ½' With Ansul System - 1
Tables - 12
Dining Room Chairs - 40
High Bar Tables - 5
High Bar Stools - 28
Complete Booths - 4
Booster Seats - 2
High Chairs - 3
Tray Holders (Legs) - 2
Coffee Pots (Never Used) - 4
Coffee Pots - 3
Water Pitchers - 10
Water Caffe - 8
Insulated Coffee Servers -2
Hot Tea Pots With Cups - 2
Jar Mugs - 23
Plastic Drink Glasses - (Large) - 50 (M/L)
Plastic Drink Glasses - (Small) - 35 (M/L)

Glass Storage Jars With Red Lids - 6
Napkin Holders - 17
Coffee Mugs - 36 (M/L)
Wastebaskets - 5
Mirrors - 3
Salt And Pepper Shakers - 38 (M/L)
Sugar Packet Holders - 19 (M/L)
Jelly Packet Holders - 12 (M/L)
42" Color Tvs With Wall Mounts - 3
Toothpick Holders - 2
Rugs - 5
Grey Tubs - 6
Dinner Bells - 2
Dry Erase Boards - 3
Pie Holders - 2
Trays - Small - 7
Trays - Large - 7
Dinner Plates - Large - 12
Dinner Plates - 9 Inch - 98
Salad Plates - 37
Soup Crocks - 10
Soup Cups - 47
Potato Plates - 53
Small Salad Dish - 48
Pasta Dish - 11
Rubbermaid Carts - 2
Stainless Steel Cart - 1
Black Crates (shirts) - 4
Cash Registers - 2
Silverware (M/L):
 Forks - 110
 Knives - 110

Spoons - 95
Ice Tea Spoons - 8
Soup Spoons - 38
Steak Knives - 29
Stainless Steel Silverware Holders - 2
Tall Garbage Containers (Half Moon) - 3
Large Black Garbage Containers - 2
Garbage Dumpster
Debit Machines - 2
Calculators - Hand Held - 4
Calculator - Plug In - 1
Telephone - 2
Fax Machine - 1
Vinegar And Oil Pitchers - 2
Open/Banner - 1
Open/Light - 1
Baskets - Misc. - 14
Clocks - 4
Plastic Bag Holder - 1
Paper Towel Holders - 2
Au Jus Cups - 15
Foot Stool - 2
Toaster - 1
Lids/Grill - 3
Bread Loaf Pans - 7
Jelly Roll Pans - 8
Vacuum Cleaner - 1
Mop And Bucket - 1
#10 Can Storage Rack - 1
Desk - 1
Bulletin Board - 1
Plastic Pail Opener - 1

Ceiling Mounted Pot And Pan Holder - 1
True Upright 2 Door Freezer - 1
6 Hole Silverware Holder - Plastic
Wire Racks - 3' X 4 ½' - 3
Wire Racks - 4' X 6' - 9
Harter Chest Freezer - Small - 2
Woods Chest Freezer - Large - 1
Wooden Shelf - 3' X 5' - 1
Stainless Steel Table - 4' - 1
Microwave - 1
Commercial Can Opener - 1
Stainless Steel Upright Freezer - 1
Food Warmer - 3' - 1
Food Prep Coolers - 4' - 2
Stainless Steel Table - 2' - 1
Double Pitco Fryer - 1
4-Burner Table-Top Gas Stove - 1
36" Table-Top Gas Grille - 1
60" Stainless Steel Table With Sliding Doors - 1
Magnetic Knife Holder - 2' - 1
2 Bulb Food Warmer - 1
Bathroom Water Heater - 1
Wall Mount Air Conditioner - 1
Ice Machine - 1
3-Door Cooler With Counter-Top (Built-In) - 1
True 2-Door Sliding Glass Door Cooler - 1
Steam Table With Warmers And Lights - 5 ½'
Salad Bar(Cooler With Lights) 5'
Bar Blender
Waitress Cupboard
Radio
Back Bar Cupboard - 8 ½'

Cupboard - 5 ½'

Steam-Table Pans - Assorted Sizes - 24

30" X 40" Cupboard With 2 Doors

3-Brush Glass Washer

Assorted Wire Racks

Assorted Spice Shakers

Large Assortment Of Plastic Containers With Lids

Large Assortment Of Misc. Spoons, Tongs, Spatulas, Knives

Grease Strainer

Rubber Garden Hose

Cutting Boards - Color Coated - 7

Clean And Go Dispenser

Jacquard - Meat Tenderizer - 1

Hamburger Presses For The Grill - 3

Ketchup Bag Holder/Dispenser

Scales - 3

Egg Slicers - 3

2 Shelf Plastic Shelves Under Sink

Small Fans - 2

Label Dispenser - 1

Blue Plastic Tubs With Lids And Strainers- 4

Crock Pots - 3

Plastic Salad Bar Containers - 60

Tortilla Bowl Mold - 1

Red Plastic Baskets - 73

Large Kettles - 10

Pots And Pans - 5

Frying Pans - 12

Oval Electric Roaster - 1

Electric Roaster - 1

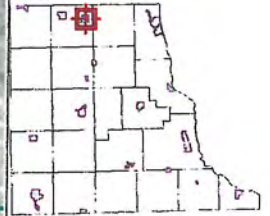
West Bend Crock Pot - 1

Assorted Floor Mats - 7
Plastic Relish Trays - 7
Waitress Aprons - 8
Menu Covers - 50
Table Top Meat Tenderizer - 1
Muffin Pans - 2
Plastic Dispensers (dressing) - 4
Beer Mugs - 38
Short Drink Glasses - 34
Beer Pails - 15
Martini Glasses - 15
Plastic Drink Glasses - 150
Margarita Glasses - 6
Small Rocks Glasses - 44
Shot Glasses - 14
Wine Glasses - 23
Tall Rocks Glasses - 36
Beer Glasses - Pilsner - 53
Jager Bomb Shot Glasses - 350
Bar Juice Pourers - 2
Soap Dispenser - 1
Black Wire Appetizer Baskets - 66
6' Fiberglass Step-Ladder
Bar Supplies: Misc. Box

Date Created: 2/5/2013



Overview



Legend

Cadastral

- Corp Line
- Forest Reserve
- Geo Twp Line
- Lot Line
- Misc Line
- Parcel Line
- Pol Twp Line
- Railroad Centerline
- Railroad ROW
- Road Centerline
- Road ROW
- Section Line
- Timber
- Water Line

Cartography 100

- Lot Dim Carto 100
- Misc Dim Carto 100
- Parcel Dim Carto 100
- Parcel Owner Hook 100
- Proof Notes Carto 100
- Railroad Dim Carto 100
- Road Dim Carto 100
- Road Name Carto 100

Cartography 400

- Lot Dim Carto 400
- Misc Dim Carto 400
- Mon Carto
- Parcel Dim Carto 400
- Parcel Owner Hook 400
- Proof Notes Carto 400
- Road Dim Carto 400

- Corporate Limits
- Political Townships
- Parcel Numbers
- Parcels

Parcel ID 3612360009
Sec/Twp/Rng n/a
Property Address

Alternate ID n/a
Class C
Acreage n/a

Owner Address JODIS AMERICANA GRILLE LLC
C/O JODI L WELCH
107 E CENTER ST
PO BOX 363
MONONA IA 52159

District MO MF
Brief Tax Description NEW MONONA W 24FT X 87FT OF E 82FT; N 45FT OF E 82FT LOT 6 BLK 2
(Note: Not to be used on legal documents)

Last Data Upload: 2/5/2013 4:40:26 AM



developed by
The Schneider Corporation
www.schneidercorp.com

Summary

Parcel ID 36-12-361-001
 Alternate ID
 Property Address N/A
 Sec/Twp/Rng N/A
 Brief Tax Description NEW MONONA SW CORN LOT 1 BLK 17
 (Note: Not to be used on legal documents)
 Deed Book/Page
 Contract Book/Page N/A
 Gross Acres 0.00
 Net Acres 0.00
 Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District MO MF - MO MF
 School District MFL MarMac School

Owners

Deed Holder	Contract Holder	Mailing Address
Jodi's Americana Grille LLC C/O Jodi L Welch 107 E Center St po Box 363 Monona IA 52159		

Land

Lot Dimensions	Front Footage	Front	Rear	Side 1	Side 2
Main Lot		60.00	0.00	60.00	60.00
Sub Lot 2		0.00	0.00	0.00	0.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.04 Acres; 1,800 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
3/17/2010	RUBENDALL, LEE A.	JODI'S AMERICANA GRILL, L.L.C.	2010R00812	VACANT LOTS	Deed		\$750.00
9/29/2006	PLOZEL, RONNIE G.	RUBENDALL, LEE A.	2007R02152	QUIT CLAIM DEED	Deed		\$0.00

Valuation

	2012	2011	2010
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0
+ Assessed Land Value	\$2,411	\$2,411	\$2,411
= Gross Assessed Value	\$2,411	\$2,411	\$2,411
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$2,411	\$2,411	\$2,411

Taxation

	2011	2010
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0
+ Taxable Land Value	\$2,411	\$2,411
= Gross Taxable Value	\$2,411	\$2,411
- Military Credit	\$0	\$0
= Net Taxable Value	\$2,411	\$2,411
X Levy Rate (per \$1000 of value)	39.89394	40.49528
Gross Taxes Due	\$96.18	\$97.63
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
= Net Taxes Due	\$96.00	\$98.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2011	March 2013	\$48	No		170986
	September 2012	\$48	Yes	9/13/2012	
2010	March 2012	\$49	Yes	4/3/2012	018926
	September 2011	\$49	Yes	9/12/2011	

Iowa Land Records

No data available for the following modules: Doing Business AS, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches. [Click here for help.](#)

Last Data Upload: 2/5/2013 4:40:26 AM

Summary

Parcel ID 36-12-360-010
Alternate ID
Property Address 107 E CENTER STREET
Sec/Twp/Rng N/A
Brief Tax Description 58 FT X 87 FT IN SE CORNERLOT 6 BLK 2 NEW MONONA
 (Note: Not to be used on legal documents)
Deed Book/Page
Contract Book/Page N/A
Gross Acres 0.00
Net Acres 0.00
Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
District MO MF - MO MF
School District MFL MarMac School



Click to Enlarge

Owners

Deed Holder
 Jodis Americana Grille LLC
 C/O Jodi L. Welch
 107 E Center St po Box 363
 Monona IA 52159

Contract Holder

Mailing Address

Doing Business AS

AMERICANA GRILLE

Land

Lot Dimensions Regular Lot: 58.00 x 87.00
Lot Area 0.12 Acres; 5,046 SF

Commercial Buildings

Building 1: Restaurant, Vinyl - Frame, 1 Story, Built - 1983, 2084 SF, Bsmt - 0 SF, HVAC - Combination FHA - AC, Roof - Metal/ Frm/ Insul (< 50' Wide)
Addition 1: Restaurant, Vinyl - Frame, 1 Story, Built - 2010, 280 SF, Bsmt - 0 SF HVAC - , Roof - Metal/ Frm/ Insul (< 50' Wide)
Addition 2: Restaurant, Vinyl - Frame, 1 Story, Built - 2010, 60 SF, Bsmt - 0 SF HVAC - , Roof - Metal/ Frm/ Insul (< 50' Wide)
Plumbing: 2 - Toilet Room, 1 - Stainless Stl Triple Sinks - 6', 1 - Sink-Kitchen
Adjustments: Conc Patio, 120 SF
 Canopy - Metal, 120 SF
Building Extras: #1- A Misc. Extra, Quantity=0.00, Units=Square Feet, Height=0, 1983, Qty1

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/4/2009	EWING, CELESTE A.	JODI'S AMERICANA GRILLE, L.L.C.	2009R01966	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$20,000.00
5/11/1999	EWING, GENE W & REX A	EWING, GENE W. & CELESTE A.	1999-1665	TRANSFERS TO CORRECT OR MODIFY CONVEYANCE	Deed		\$0.00

Valuation

	2012	2011	2010
+ Assessed Building Value	\$86,365	\$86,365	\$87,145
+ Assessed Dwelling Value	\$0	\$0	\$0
+ Assessed Land Value	\$6,763	\$6,763	\$6,763
= Gross Assessed Value	\$93,128	\$93,128	\$93,908
- Exempt Value	(\$52,287)	(\$61,002)	(\$69,716)
= Net Assessed Value	\$40,841	\$32,126	\$24,192

Taxation

	2011	2010
+ Taxable Building Value	\$25,363	\$17,429
+ Taxable Dwelling Value	\$0	\$0
+ Taxable Land Value	\$6,763	\$6,763
= Gross Taxable Value	\$32,126	\$24,192
- Military Credit	\$0	\$0
= Net Taxable Value	\$32,126	\$24,192
x Levy Rate (per \$1000 of value)	39.89394	40.49528
Gross Taxes Due	\$1,281.63	\$979.66
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
= Net Taxes Due	\$1,282.00	\$980.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

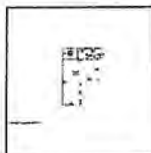
Year	Due Date	Amount	Paid	Date Paid	Receipt
2011	March 2013	\$641	No		156494
	September 2012	\$641	Yes	9/13/2012	
2010	March 2012	\$490	Yes	4/3/2012	018925
	September 2011	\$490	Yes	9/12/2011	

Iowa Land Records

Photos



Sketches



No data available for the following modules: Residential Dwellings, Agricultural Buildings, Yard Extras, Permits. [Click here for help.](#)

Last Data Upload: 2/5/2013 4:40:26 AM

Summary

Parcel ID 36-12-360-009
Alternate ID
Property Address N/A
Sec/Twp/Rng N/A
Brief Tax Description NEW MONONA W 24FT X 87FT OF E 82FT; N 45FT OF E 82FT LOT 6 BLK 2
 (Note: Not to be used on legal documents)
Deed Book/Page
Contract Book/Page N/A
Gross Acres 0.00
Net Acres 0.00
Class C - Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
District MO MF - MO MF
School District MFL MarMac School

Owners

Deed Holder	Contract Holder	Mailing Address
Jodis Americana Grille LLC C/O Jodi L Welch 107 E Center St po Box 363 Monona IA 52159		

Doing Business AS

VACANT LOT

Land

Lot Dimensions	Front Footage	Front	Rear	Side 1	Side 2
Main Lot		24.00	24.00	132.00	132.00
Sub Lot 2		58.00	10.00	45.00	45.00
Sub Lot 3		0.00	0.00	0.00	0.00
Sub Lot 4		0.00	0.00	0.00	0.00

Lot Area 0.11 Acres; 4,698 SF

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/4/2009	EWING, CELESTE	JODI'S AMERICANA GRILLE, L.L.C.	2009R01966	SALE OF TWO OR MORE SEPARATELY ASSESSED PARCELS - SINGLE CONSIDERATION	Deed	Y	\$20,000.00
1/14/1997			1997/138	NO CONSIDERATION	Deed		\$0.00

Valuation

	2012	2011	2010
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0
+ Assessed Land Value	\$2,055	\$2,055	\$2,055
= Gross Assessed Value	\$2,055	\$2,055	\$2,055
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$2,055	\$2,055	\$2,055

Taxation

	2011	2010
+ Taxable Building Value	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0
+ Taxable Land Value	\$2,055	\$2,055
= Gross Taxable Value	\$2,055	\$2,055
- Military Credit	\$0	\$0
= Net Taxable Value	\$2,055	\$2,055
x Levy Rate (per \$1000 of value)	39.89394	40.49528
Gross Taxes Due	\$81.98	\$83.22
- Ag Land Credit	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00
= Net Taxes Due	\$82.00	\$84.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
------	----------	--------	------	-----------	---------

2011	March 2013	\$41	No	9/13/2012	170354
	September 2012	\$41	Yes		
2010	March 2012	\$42	Yes	4/3/2012	018922
	September 2011	\$42	Yes	9/12/2011	

Iowa Land Records

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Photos, Sketches. [Click here for help.](#)

Last Data Upload: 2/5/2013 4:40:26 AM