

Who We Are

THE TENANT

Hilltop Cafe

Twelve years on the same corner of Fremont.

12

Years at this location

Family

Owned and operated

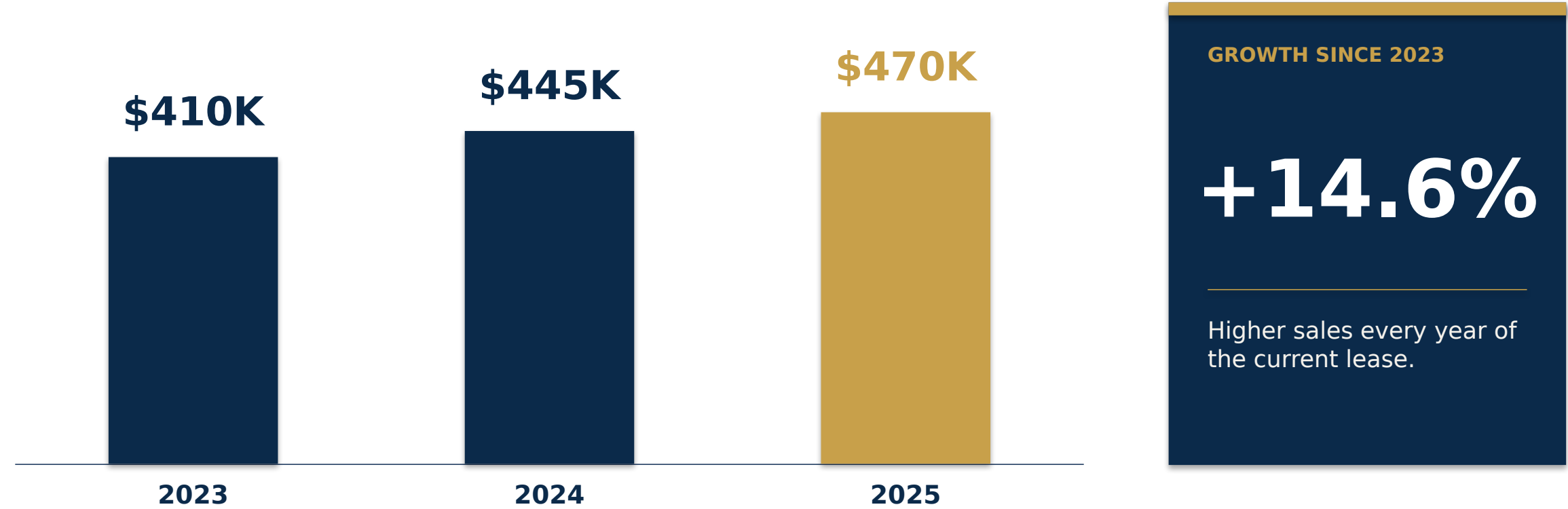
Fremont

Our neighborhood since day one

Three Years of Steady Growth

THE TRACK RECORD

Annual sales, calendar years 2023 to 2025.



Source: Hilltop Cafe POS totals, 2023 to 2025.

What We Are Asking For

THE PROPOSAL

A three-year renewal at today's rent.

TERM

3 years

Locked-in for the next lease cycle.

BASE RENT

Unchanged

Same monthly rent as today, no reset.

ESCALATOR

2.5% cap

Annual increases limited to 2.5 percent.

Why This Works for You, Too

THE LANDLORD'S SIDE

A known, paying tenant is the cheapest vacancy to avoid.

01 Long tenure

Twelve years at this address. We are not learning the block; we run it.

02 Consistent sales growth

Higher sales every year of the current lease. More revenue, same rent.

03 No turnover risk

No build-out, no broker fees, no months of vacant rent while we re-tenant.

04 Family-run stability

Owner on premises daily. Decisions are fast, and the lights stay on.

Thank you - happy to walk through any of these points.