

Property at 114 E 4th Street  
Hermann, MO

Property was last purchased on 2/2016. The following is a list of all the improvements made:

**Upper/Main floor:**

- Drop ceiling was removed and original wood tongue and groove ceiling was restored
- Several layers of flooring was removed and original wood floors were restored
- All new drywall was hung and painted
- New ADA compliant bathroom was installed with all new fixtures
- All new electrical was installed with new boxes
- All new plumbing was installed
- All new vinyl double hung windows were installed in back
- New storefront windows were installed in front
- New HVAC was installed
- Custom made light fixtures were installed
- New ceramic tile was installed in gift shop and bathroom
- New mop sink was installed
- Wired 6 camera security system was installed
- New 70 volt retail/restaurant sound system was installed
- Custom made birch veneer wrapped bar was installed
- Professional gallery hang wire system was installed
- New soft water heater was installed
- New instant hot water heater was installed
- New deck built in 2021 with composite gorilla decking, 2 ceiling fans, and commercial grade railing.
- New food prep area built in 2021. Includes stainless sink w/disposal, standard refrigerator/freezer, 24" dishwasher, commercial convection oven, microwave and stainless steel work tables.

**Lower floor:**

- Full basement was gutted, and remodeled in 2021
- Added new bathroom with custom made top with carved rock sink
- New bar built with granite top and all new equipment (ice maker, wine fridge, kegerator, high temp sanitizer/dishwasher.)
- Custom made wine bottle rack and wine glass rack
- All new electrical and lighting fixtures
- \_\_New slate tile floors installed
- New double security door was installed
- New patio poured with privacy lattice and commercial railing.
- Added 4 speakers in lounge and 2 speakers on patio.
- \_\_2 entertainment spot lights
- 1 55" flat screen TV