

TYCOON

Real Estate & Mortgage Inc.
Business Investment & Loan

310-405-9262

FAX: 310-861-8949

E-mail: info@tycoon-inc.com

11500 Olympic Blvd. Suite # 400 Los Angeles CA 90064

**DEAR CLIENT PLEASE READ ALL FIVE PAGES
SPECIALLY THIS PAGE CAREFULLY**

Our agreement with the Seller(s) requires that before providing address and basic confidential information of Seller's business we meet buyer or for buyer's convenience in addition to Non-Disclosure Agreement (NDA) verify **his/her real name and signature through Driver's License**. Providing additional and more details of Seller's business and its original records shall be subject to buyer's evidence of financial ability.

Enclosed please find a copy of our two forms, **Buyer/Broker agreement** and **Buyer information Sheet** and flyers of our loan & Business valuation departments programs.

If you would like the addresses and basic information about our business listings please fill out and send **ONLY** the above **two forms** with a clear copy of your **DRIVER LICENSE** in order we verify your information on above two forms. You can send them through fax or email and send original copies to us **by MAIL** to our office. You can take picture of your D/L with smart phone and text to **310-405-9262** or email to **info@tycoon-inc.com**

NOTE: WE WILL NOT RESPOND YOU IF WE DO NOT RECEIVE WHAT WE REQUIRED ABOVE.

Thanks
Marketing Department

NOTE:

Signing this Non-Disclosure shall not obligate you to buy any business through our office. Except those that we show you. Our loan Department staff still can help you to evaluate at **NO COST any other of business of your choice whether you find it through other brokers or directly from seller. We give you our professional opinion of its market value with no charge and if you wish provide financing for business of choice.**

Buyer-Broker Agreement

THIS IS INTENDED TO BE A LEGALLY BINDING AGREEMENT. READ IT CAREFULLY

In consideration of the time, effort, consultation, aid and service of TYCOON REAL ESTATE & MORTGAGE INC. (BROKER) hereinafter called "TYCOON" in locating prospective properties/businesses listed below which are available for sale or lease, I do hereby agree that should I or any partnership, joint venture, nominee, assignees, or related entity with whom I /We exchange information relating to the below properties/businesses or its owner(s), acquire or take possession or any interest in any of the properties/businesses, or in any other properties/businesses of any of its owner(s) within two (2) years from the date herein. I/We agree to exclusively deal through: TYCOON IF I/WE ACQUIRE SUCH BUSINESS, PROPERTY OR INTEREST THROUGH TYCOON, I/WE WILL NOT BE LIABLE FOR ANY COMMISSION. I UNDERSTAND AND AGREE THAT IF I ,OR ANYONE I INTRODUCE TO ANY SUCH BUSINESS(ES) , PURCHASE ALL OR ANY PORTION, LEASE , BECOME A MANAGER OF,OR COME INTO POSSESSION OF THE BUSINESS(ES) REFERRED TO BY TYCOON INC. THROUGH DIRECT NEGOTIATIONS WITH SELLER WITHOUT REPRESENTATION OF TYCOON THEN, I WILL ASSUME RESPONSIBILITY FOR PAYMENT OF TYCOON'S COMMISSION BASED ON TEN PERCENT (10%) OF THE TOTAL PURCHASE PRICE OF CONSIDERATION INVOLVED IN THE TRANSACTION ,OR \$10,000 WHICHEVER IS GREATER.

I FURTHER PROMISE NOT TO CONTACT THE OWNER, EMPLOYEES, SUPPLIERS, FRANCHISORS OR ANY BUSINESS RELATIONSHIP OF SELLER WITHOUT THE WRITTEN CONSENT AND PERMISSION OF TYCOON.

I/We agree that any information pertaining to the subject properties/business(es) presented by TYCOON including location(s), are confidential and 1/We will not reveal such information to any other party(ies) OR Brokers.

I/We hereby state that 1/We had no prior knowledge of the properties/business (es) listed below as being for sale, lease and further represent that I am acting on my own behalf and not a REAL ESTATE BROKER OR AGENT, NOR DO I WORK FOR A REAL ESTATE BROKER OR AGENT.

I/We agree that this agreement is applicable even if the broker has no active listing contract for the properties/business (es) or if the Broker's listing has expired, at the time of purchase, exchange for lease, options or other passing of interest. I/We agree that Broker's log book will be sufficient addendum to this agreement, as a record of phone calls to me about information of other business (es) which shall be supplied by TYCOON. I/ We understand that this is a legally binding Agreement and have fully read and understood it and agree to the terms and conditions, and acknowledge receipt of a copy of this contract. In the event that any of the parties must resort to legal action in order to enforce the provisions of this Agreement, or to defend such suit, said legal action shall be in the jurisdiction of California .The prevailing party shall be entitled to receive reimbursement from the non-prevailing party for all reasonable attorney's fees and all other reasonable costs incurred in commencing or defending such suit.

I/We understand and commit to TYCOON that my fax signature(s) is to be considered by you a full irrevocable commitment by me with the same legal responsibility as if I had signed my name in original to this agreement, in front of you, in your office today. In addition I, hereby authorize your agent to add any other business opportunity communicated to me verbally or by fax. to this agreement..

Type of Business _____

Address OF Business _____

Buyer Information:

Name (Print): _____

Signature: _____

Home Address (Print): _____

Email (Print): _____

DATE: _____

Tel (Home): _____

Tel (Cell): _____

Date of Acceptance: _____

Driver License No: _____

Take picture of your D/L with smart phone and text or email

Above is agreed by TYCOON R.E. _____

Confidential Buyer Information Sheet

(In order we be able to read and verify following please Print your response to all following questions)

Name (Print): _____ Driver /I.D No: _____

Home Address: _____ Own () Rent ()

Home Phone: _____ Work Phone: _____
Necessary

Cell Phone: _____ Email (Print): _____

Your Business or Employer _____ Current () Previous ()

Address: _____

How long have you Been Looking for Business? _____ Qualification &Education: _____

What Ad (or other source) brought you to our office _____

Type of Business Preference: 1) _____ 2) _____ 3) _____

Preferred Location: 1) _____ 2) _____ 3) _____

Price Range: From \$ _____ to \$ _____ Real Estate Preferred: () Yes () NO

What are your income expectations the first year of owning your own business: \$ _____

What is the maximum down payment that you can provide Proof: \$ _____ Dollar

Source of Down Payment: _____ is it available today and can you prove it? ____ If Not, When? ____

If you have partner(s) for your future business His/her Name _____ Phone # _____

Your Credit Status: Poor () Fair () Good () Excellent ()

Have you ever filed bankruptcy? _____ Had a foreclosure ____ Had a Judgment against you ____

Are you US Citizen? Yes () No () If not Do you have Green Card? Yes () No ()

Comments: _____

I certify that the above information is true and correct and will provide proof upon request and acknowledge receipt of a copy of this profile

Buyer: Signature

DATE: _____



EVALUATION AND FINANCING ANY BUSINESS

FOR SELLERS, BUYERS, BROKERS

**ARE YOU CONSIDERING TO BUY A BUSINESS OF YOUR CHOICE
OR
SELL YOUR EXISTING ONE?**

WE CAN HELP YOU

- 1) To determine True Value of business (Review sales, expenses , lease term, and physical location of Business) (So you do not sell underprice or buy overprice)
- 2) To prequalify business and determine amount of loan business can be qualified for.
- 3) Prequalify buyer and review his personal financial statement and Debt ratios to determine amount down payment which he requires to have in order to buy business

For over 30 years our company has been providing niche business services in Sales, acquisition, and evaluation financial advisory and loan placement services to business buyers, business owners and potential sellers, and business brokers.

We have 95% success rate after pre-qualification process to obtain financing with lowest possible down payment.

We will keep all information confidential. GIVE US A TRY.

LOAN DEPARTMENT

TYCOON.

Business Evaluation & Financing

Direct: (310)628-8881

Business: (310)405-9262

Fax: (310)861-8949

Email: loan@tycoon-inc.com

**11500 Olympic Blvd. Suite 400
Los Angeles, CA 90064**



LOAN FOR PURCHASE, REFINANCE, of all type of business With or Without Land

Medical, Dental, Distributorship, Manufacturing, C-Stores, Gas Station, Car Wash Montessori Schools, Day Care, Assisted Living, Liquor Stores, Auto Repair, Professional Office Building, Warehouse, Medical Labs, Office condos, Franchise food , Warehouse , industrial Commercial building, 100% loan to purchase property of your business , 100% loan for veterinary and Dental practice, line of credit , Purchase of equipment, New Construction or leasehold Improvements loan.

Usually Buyers or Brokers automatically assumes that all lenders are the same when it comes to SBA or commercial loan underwriting criteria. Today All SBA or Commercial Business Lenders Are Different with SBA or commercial Loan Criteria. Most lenders Change Their Underwriting Formulas or requirements frequently and sometimes even few times throughout the year. We are aware of all those criteria and changes of lenders. First, we evaluate your loan application and screen your Deals for best possible financing. Then we find a way to put your deal together and as quickly as possible and submit your loan application to multiple RIGHT LENDERS and our long-term contacts simultaneously to get fast approval.

Why Should you come to US?

- Pre-Qualify Business, For Business Purchase Financing,
- Inform Seller and or Broker of The Best Way to Structure the Deal in order loan approval be possible and buyer be able to Cash Out Seller,
- Identify Potential Buyer Characteristics for Financing that Should be Screened by Seller or Broker,
- What Information, Forms, & Data You Will Need to Complete Financing,
- Work with Buyers on Their Financing Criteria. Filling out all appropriate forms correctly and Prepare business plan that may require not only by lender but also by franchisor, saves both time and make the loan approval possible with most lenders.
- We work only with the right top national & local lenders who know to get this loan.
- We are not Lender. We have access to over 100 lenders which give borrower choice

We consider ourselves as “deal maker”. CALL US. GIVE US A TRY

We have 95% success rate after pre-qualification process.

Please feel free to call us to discuss it in more detail.

TYCOON

Business loan Business evaluation

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BRE # 01131603