

Date: 7/22/2019 - BizBen Posting: #218234 - Hookah Lounge In Orange County, Irvine, Anahiem

Contact: Steven Abraham at 949-378-4005 if you have any questions about this NDA or posting.

Instructions: Complete all the information below before emailing it back to: bizforsale@cox.net.

Your email subject to Steven Abraham should read: NDA For Your Hookah Lounge In Orange County, Irvine, Anahiem.

Your Name: \_\_\_\_\_ Your Phone: \_\_\_\_\_ Your Email: \_\_\_\_\_

**FIRST TEAM REAL ESTATE  
PROSPECTIVE BUYER  
NON-DISCLOSURE / CONFIDENTIALITY AGREEMENT**

Thank you for your inquiry. Our agreements with our Seller(s) require that we obtain a Non-Disclosure Agreement (NDA) and Prospective Buyer Profile (3 Total Pages) before disclosing any potentially sensitive data (e.g. business name, address, etc.) related to a confidential business or property sale or lease. Kindly phone 949-378-4005 shall any questions arise, or shall all 3 pages not be completed for any reason.

1. a. I understand that information provided by FIRST TEAM REAL ESTATE on any Seller's business or landlord's property is valuable, sensitive and confidential, and that disclosure of the name of the business(es), and/or any data pertaining to its current or historical financials, lease or other operational details may damage the business as well as FIRST TEAM'S fiduciary responsibility to the Seller.  
  
b. I agree to not disclose any such details with any person who has not also signed this agreement for a period of twenty-four (24) months. If I do so, I agree to obtain their consent to abide by the terms of this agreement for the same time period and I acknowledge that I may be liable for damage resulting from my or their actions with respect to this entire agreement. "Information" shall include the fact that the business / property is for sale or lease or any details of the business or sale; it does not include data which is generally available to the public or is already in my possession.
2. I agree that neither I nor anyone acting on my behalf will contact the Seller, its employees, suppliers, customers, landlord, or parties with whom Seller has a contractual relationship except through FT. All correspondence, inquiries, offers to purchase and negotiations relating to the purchase or lease of any opportunity or its premises presented by FT will be conducted via FT.
3. I understand that all information pertaining to the business is provided by the Seller and is not verified in any way by FT. FT makes no warranty, express or implied, as to the accuracy of such information. Prior to finalizing an agreement to purchase a business or property it is my responsibility to make an independent verification of all pertinent facts. I agree to indemnify and hold FT harmless from any claims or damages resulting from such information or errors or omissions relating to a sale or lease. Further, I understand that FT does not provide tax, accounting, consulting, or legal advice.
4. I acknowledge that FT represents and is solely contracted by the Seller for its services and has a right to earn a commission in accordance with its Seller Agreement. I will not interfere with or attempt to circumvent FT's contract with the Seller and I understand that such interference could result in legal recourse against me directly from Seller or FT for payment of Brokerage fees. I also understand that a breach of confidentiality could result in legal recourse directly against me.

Name (Print) \_\_\_\_\_ Date \_\_\_\_\_

Name (Sign) \_\_\_\_\_ Phone \_\_\_\_\_

Street Address \_\_\_\_\_ FAX \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ Email \_\_\_\_\_

Opportunity Inquired on / Specific Area of Interest (not ad number): \_\_\_\_\_

*Please email all 3 pages to: bizforsale@cox.net*

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### FIRST TEAM REAL ESTATE PROSPECTIVE BUYER PROFILE

Our agreement with our Sellers require that we pre-screen prospective buyers. Kindly fill out as much of the following two pages as you are comfortable with to the best of your ability. The amount of data required may vary depending upon our Seller's specifications, and/or the requirements we set forth; at a minimum you will seek to indicate ability to potentially acquire the opportunity inquired on.

It is to a Prospective Buyer's greatest advantage to be as comprehensive as possible as we often contact qualified Buyers with new listings that meet their criteria. We estimate that 20% - 30% of our businesses never hit the open market as they are sold via this mechanism. This means that Buyers who are reluctant to share pertinent data will likely miss out on many of the best opportunities.

We assure you that financial information is kept strictly confidential, and is not shared with Sellers or any other parties. For assistance in filling out any portion of this form, you may phone 949-378-4005.

#### A. Personal Profile

Current Position / Company \_\_\_\_\_ Household Income \$ \_\_\_\_\_

Other Licenses Held (e.g., Real Estate, Contractor, etc.) \_\_\_\_\_

If you have any investment partners, please explain \_\_\_\_\_  
(kindly indicate their identity and capital available as well as any other pertinent details to meet qualification requirements)

Current / Former Types of Businesses Owned \_\_\_\_\_

#### B. Investment Criteria

Purchase Price Range \$ \_\_\_\_\_ Maximum Cash to Invest \$ \_\_\_\_\_  
Min. Annual Net Profit \$ \_\_\_\_\_ (Funds will come from where?) \_\_\_\_\_

Industries / Areas of Interest \_\_\_\_\_

Geographic Requirements \_\_\_\_\_

Criteria (i.e. Gross / Net Revenues, EBIT, Mngt. Structure, etc.) \_\_\_\_\_

If you are or represent a Private Equity Group, Venture Capital firm, or are a Corporate Buyer, please list current platform companies, target industries, and general investment criteria (i.e. EBIT or ROI requirement):  
(You may attach audited corp. financials, or if public, note your stock symbol in lieu of filling out Section C)

\_\_\_\_\_  
\_\_\_\_\_

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Page 2/3

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C. Financial Qualification Indication

Please provide approximate balances on each of the following items to the best of your ability and comfort level.

IT IS NOT NECESSARY TO FILL OUT ENTIRE FORM or provide account data, however, AT A MINIMUM

you will need to indicate sufficient funds for a full price offer for us to share any confidential sale details.

ASSETS		LIABILITIES	(Total Debt)
Checking & Savings Account	\$ _____	Credit Card Balance(s)	\$ _____
Stocks, Bonds, Money Mrkt.	\$ _____	Student Loans	\$ _____
IRA, 401K, Retirement	\$ _____	Other Personal Debt	\$ _____
Real Estate, Home	\$ _____	Mortgage, Home (total)	\$ _____
Real Estate, Other	\$ _____	Mortgage, Other	\$ _____
Other Businesses/Investments	\$ _____	Automobile(s) Loans	\$ _____
Other Assets (Describe below)	\$ _____	Notes Payable (Bank/Other)	\$ _____
_____	\$ _____	Other Liabilities (Describe)	\$ _____
<b>A. Total Assets:</b>	<b>\$ _____</b>	<b>B. Total Liabilities:</b>	<b>\$ _____</b>
		<b>Net Worth (A - B)</b>	<b>\$ _____</b>

I seek to obtain a business acquisition loan? Yes No If yes, available down payment \$ \_\_\_\_\_

Have you ever declared bankruptcy? Yes No If yes, how many years have passed \_\_\_\_\_

D. Other Notes / Comments

Kindly provide any additional details that you would like to share. If any pertinent data on this form has been omitted, please indicate your ability to purchase in general terms, or the reason for data omission. Indication that pertinent information will be provided 'at a later date' will not allow us to assist you.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

All of the information stated herein is a true and correct representation of my personal profile, financial condition, and investment criteria. While any details of my financial ability will remain confidential, I realize that my professional background may be shared with a Seller. I further understand that this agreement does not constitute any form of an agency relationship with FT.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name (Print) \_\_\_\_\_ Date \_\_\_\_\_

Name (Sign) \_\_\_\_\_ Phone \_\_\_\_\_

Opportunity Inquired on / Area of Interest: \_\_\_\_\_