



CONFIDENTIALITY AGREEMENT (NDA) - MUST BE COMPLETED FOR ADDITIONAL INFORMATION

This Confidentiality Agreement ('Agreement') confirms the mutual understanding between DENVER REAL ESTATE BROKERS LTD ("DREB"), as Agent, and ('Buyer') in connection with the possible purchase of the following Business Opportunities and / or properties:				
LISTING	CODE: LQ153A	CITY & STATE: Arvada, CO		
	(example: LQ51BT)	(example: Boulder, CO)		
well as	•	als, including preliminary financial and operational records as is Confidential Information shall be made available to Buyer solely for the he Business Opportunity and / or property.		
1.	employees, and any information related to the B purposes other than to evaluate Buyer's possib prohibited. Buyer agrees not to disclose this in evaluating the purchase of the Business Opportu	be limited to, any and all discussions with DREB, the Seller's agents or susiness Opportunity and / or Property. The use of this information for any le acquisition of the Business Opportunity and / or Property is expressly information to any person other than those who are directly involved in unity and / or Property or as required by law or legal process. No external formation is permitted without the express written consent of DREB.		
2.	Buyer agrees that the Confidential Information will request by DREB shall promptly return all written	I not be disclosed or used to perform any act detrimental to DREB and upon Confidential Information.		
3.	Buyer shall not photocopy or make copies in any	other manner of the Confidential Information.		
4.	any other Broker, any discussions with DREB	ise, disclose, deliver, or communicate to any other person or entity including or Confidential Information concerning the Business Opportunity and / or connection with the Business Opportunity and / or Property shall be		
5.	in the potential acquisition of the Business Op harmless the Seller and DREB against and from	principal and has not dealt with, nor will the Buyer be dealing with any party portunity and / or Property. Buyer further agrees to indemnify and hold any loss, liability or expense, including reasonable attorney's fees, arising ommissions or other compensation for bringing the Property to the attention		
6.	Information by DREB and that the information co	ment is being entered into as a condition to the release of the Confidential ntained therein is secured from sources deemed reasonably reliable, but is neither Agent nor Seller shall have any liability for any reason to Buyer or its a use of Confidential Information.		

- 7. This Agreement expresses the entire agreement and understanding of the parties. This Agreement shall not be modified or changed in any manner except in writing and signed by both parties. In any action to enforce the rights of the parties hereto, the prevailing party shall, in addition to the actual settlement, be entitled to reasonable attorney's fees.
- 8. Buyer shall not visit business without express written consent from Seller AND DREB. If such permission has been granted Buyer shall only visit the business as a customer and shall not engage employees in conversation regarding the business for sale. Buyer shall be liable for damages and disruption in business caused by employees being made aware of the business sale.

Read and accepted:

Denver Re	al Estate Brokers Ltd.
	2851 S Parker Rd
	#820
	Aurora CO 80014
Denver Real Estate Brokers	Ph: 303-719-0999
	Fax: 1-888-360-5660

Email:	Rohit	@DR	EBon	line.com
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ALL FIELDS REQUIRED

Buyer Signatur	e:
Buyer Name	:
Address:	
Phone:	
Email:	

What our clients say...



Call us: (720) 323-0999

"DREB Staff was knowledgeable, Attentive, responsive, courteous, and provided friendly guidance through the buying process of our first retail liquor store. I have called on them for advice after the sale. They have been very helpful and informative."

Grug & Barbara Pifman Colorado Liquors (Bruin Spirits), Parker CO

"Purchasing my first business was stressful, however Rohit and his team provided guidance, support and knowledge. Making the purchase and closing extremely smooth with few if any setbacks. The network of bankers, lawyers and other contacts were also invaluable and time saving."

Willow Creek Wine & Spirits, Centennial CO

"DREB was" wonderful to work with! Professional, knowledgeable, generous with their advice. A great team!"

Shawn Reyst
Bonnie Brae Wine & Liquor-mart, Denver CO

"The whole team at DREB is very professional, prompt & go-getters, they are prompt on getting things done & true to their word. Very happy with their deliverance on/of services!"

Vinck & Sanju Beri Fox Creek Liquors, Longmont CO

Q153A



Arvada, CO

Call us: (720) 323-0999



Financial Information

400,000 **Contract Price:**

Inventory at cost: 200,000

Total Funds Required: \$ 430,000

Down Payment (Cash) \$ 160,000

SBA Financing 440,000

*Down payment requirement will vary depending on Buyer's prior retail business experience.

- Ample Parking
 - Great Margins
 - Family owned, great started store
 - Great neighborhood
 - High end demographics
 - Future anchor acquisition candidate



Rohit Mukherjee (720) 323-0999 Rohit@DREBonline.com





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I			
	<u>Annual</u>		<u>Monthly</u>
GROSS SALES	1,627,500		135,625
Less Sales Tax Paid	-127,500		-10,625
= Gross Sales Net of S.Tax	1,500,000		125,000
Less Cost of Sales	-1,080,000		-90,000
= GROSS PROFIT	420,000	28.00%	35,000
OPERATING EXPENSES			
Wages - Employees	120,000 *		10,000
Utility	9,500		792
Telephone	2,400		200
Credit Card Charges	34,000		2,833
Insurance	5,500		458
Accounting & Legal	2,400		200
Supplies	2,000		167
Repairs	2,000		167
Misc.	2,500		208
Security	300		25
Rent	84,000		7,000
Total Operating Expenses	(264,600)		(22,050)
Net Profit	155,400		12,950
Debt Service**	(66,581)		(5,548)
Net Cash Flow	88,819		7,402

Purchase Price		400,000
Add Inventory		200,000
Total Price		600,000
Cash Down	27%	162,000
Seller Carry	0%	0
Rank Finance	73%	438 000

NOTE: The Pro Forma Statement was prepared from data received from the Seller including other sources of information and is for preliminary discussion purposes only. Buyer bares all responsibility to review all other sources of information including Tax Returns, Financial Statements and other forms of due diligence before making a decision to purchase the business and/or real estate property.



Rohit Mukherjee (720) 323-0999 Rohit@DREBonline.com