

AVAILABLE FOR ACQUISITION

May 2025

La Cascada

**Grocery Food Manufacturer
with Valuable Proprietary Brands & Recipes**

1940 UNION STREET, UNIT # 10 OAKLAND CA 94607

Asking \$695,000



A 15-year-old Bay Area food manufacturer with well-respected proprietary salsa brands and products selling in Safeway and Rainbow Grocery and through Instacart, among other retailers.

Exclusive Broker:

TIM CUNHA, J.D.

BUSINESS BROKER / M&A COUNSELOR

DRE# 01919755

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EvergreenGold

BUSINESS ADVISOR

La Cascada

Grocery Food Manufacturer with Valuable Proprietary Salsa Brands & Recipes

La Cascada is a 15-year-old Bay Area food manufacturer with well-respected proprietary salsa brands and products selling in Safeway and Rainbow Grocery and through Instacart, among other retailers.

Everyone needs food, probably the most economically secure sector of the economy. Manufacturing businesses are solid investments – food producers, even more so.

In operation since 2010, under the direction of one owner-manager. Fresh products are sold throughout the Bay Area through various retail channels.

The company leases a facility of approximately 2,100 square feet, which may be available for a buyer to continue renting at market rate, at 1940 Union Street in Oakland, California.

Sales in 2024 were \$1,356,620 with seller's discretionary earnings (SDE) of \$261,683.

In addition to the owner-manager, the company employs a staff of eight full-time and two part-time workers.

The sale includes all equipment used in production, including stove, grill, mixers, pots, dicer, racks, vacuum packer, etc.

The Transaction: The seller is open to all reasonable offers and terms. The business is being offered for \$695,000, approximately half of annual sales, 2.6x SDE. This would include all assets used in the business, except accounts receivable, cash-on-hand, leasehold security deposit, and re-saleable inventory. This is for the entire business including, as applicable, the business name, trade names, trademarks, proprietary formulas and recipes, any



other intellectual property, customer lists, vendor/supplier information, sales backlog, goodwill, tangible assets, (tools, apparatus, furniture, fixtures, and equipment). A definitive list of assets will be included in any purchase agreement and will supersede this list. It does not include cash, accounts payable*, accounts receivable, or security deposits. Materials Inventory (if any) is extra at actual cost. (*Seller is responsible for A/P and payroll through the date of Closing.)

Exclusive Broker: Tim Cunha, J.D., Cal. DRE #01919755

Note: All data on this business are provided by the Seller for information purposes only, and no representations are made by the Broker as to accuracy. The Broker has made no independent verification of the data contained herein. The Broker represents the Seller and does NOT represent the Buyer. The Buyer is advised to perform independent due diligence and seek the advice of professionals prior to purchasing the Business.

FOLLOWING:

SDE Calculation

P&Ls

Balance Sheets

Tax REturns

Seller's Disclosures

NDA/Terms/Conditions

NOTE: Three delivery vans are included with the purchase.

Details available during due diligence.

Seller's Discretionary Earnings ("SDE") Calculation Form

Seller's Discretionary Earnings ("SDE") Worksheet

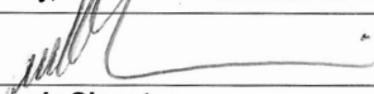
Business Name:		3 yrs ago 2022	2 yrs ago 2023	Last Year 2024	Current YTD 20__	Jan to _____
1	Sales	1,363,457	1,286,752	1,356,620		
2	Less Cost of Sales	452,806	455,638.-	436,002.-		
3	Less Operating Expenses	910,650	785,464.-	891,865-		
4	Equals Net Income Before Taxes (SBA)	88,672	45,649.-	79,642		
5	Plus Depreciation & Amortization (SBA)	6789	4,100.-	2,566.-		
6	Plus Interest on Loans to Business (SBA)	-	-	-		
7	Plus Salary for One Owner ((SBA))	50,000	50,000.-	50,000.-	-	
8	Plus Payroll Taxes on Owner's Salary (SBA) (Approximately 10%)	5000.	5000.-	5000.-		
9	Equals Basic SBA Discretionary Earnings	150,4601	106,749	137,208.-		

*Seller's Discretionary Earnings (SDE) may include the following additions/deletions –
line items indicating cash flowing from the business to the owner.*

10	Salaries to Non-Working Family Members	78,000.	20,000.-	21,000.-	
11	Salary Adjustments for Other Owners & Family Members	25,000	25,000.-	25,000.-	
12	Payroll Tax Additions/Deletions For 10 & 11 Above	4500.-	4500.-	4,500.-	
13		-	-	-	
14	Auto Lease/Payments for Owner's Benefit	42,000	42,000.-	40,000.-	
15	Auto Insurance for Owner's Benefit	6500.	6,460.-	6760.-	
16	Auto Repairs & Maintenance for Owner's Benefit	1000.-	1000.-	1000.-	
17	Contributions and Donations		-		
18	Fair Market Rent Additions/Deletions		-		

19	Insurance Premiums for Owner's Health, Life, etc.	7900.-	8600.-	9000.-
20	Non-Business Professional Services (legal / accounting / tax)	1400.-	1500.-	1600.-
21	Retirement Plan Contributions for Owner(s)	-	-	-
22	Non-Business Meals & Entertainment	1050.-	1080.-	1500.-
23	Non-Business Travel	-	-	500-
24	Non-Business Telephone, Internet & Cell Phone expenses	-	-	-
25	Inventory Adjustments	1000 -	1500.-	1500.-
26	Supplier Rebates	-	--	-
	1X Non-Recurring Charges or (Income) / Other Add-Backs:	-	-	-
27	# 7	11,840	11,840	12,915-
28				
29				
30				
31				
32				
33				
34				
35	Sum of Discretionary Earnings Additions/Deletions	120,190	123,600	124,475
36	Plus Basic SBA Discretionary Earnings (line 9, above)	150,461	166,749.-	137,208
37	Total Seller Discretionary Earnings (SDE)	270,651	230,349-	261,683.-

The seller is responsible for proving to the buyer's satisfaction the accuracy of any information provided. Information contained in this statement is provided solely by the seller. No representations or warranties are provided by any Business Broker, its agents, representatives, or subsidiaries as to the accuracy, completeness, validity, or veracity of such information. Prospective buyers are advised to seek the counsel of their accountant, attorney, and/or other business advisors.

	Mohammad Bahrami	Print Name	Title	Date
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Accrual Basis

LA CASCADA Inc

Profit & Loss

January through December 2022

	Jan - Dec 22	% of Income
Ordinary Income/Expense		
Income		
Sales	1,363,457.17	100.0%
Total Income	1,363,457.17	100.0%
Cost of Goods Sold		
Cost of Goods Sold	211,476.08	15.5%
Cost of Goods Sold - Produce	159,100.77	11.7%
Freight and Shipping Costs		
WFM-RDC X-DOCK FEE	3,230.00	0.2%
Freight and Shipping Costs - O...	333.92	0.0%
Total Freight and Shipping Costs	3,563.92	0.3%
Packaging	78,665.66	5.8%
Total COGS	452,806.43	33.2%
Gross Profit	910,650.74	66.8%
Expense		
Accounting & Professional Svc	6,000.00	0.4%
Alarm systems	1,062.00	0.1%
Automobile Expense		
Auto insurance	17,575.46	1.3%
Auto License Fee	2,542.00	0.2%
Auto Repair & Maintenace	9,987.29	0.7%
Fuel Expense	24,884.92	1.8%
Total Automobile Expense	54,989.67	4.0%
Bank Service Charges		
ACH Positive Pay	10.00	0.0%
Check Positive Pay	25.00	0.0%
Bank Service Charges - Other	133.00	0.0%
Total Bank Service Charges	168.00	0.0%
Business Licenses and Permits	2,565.07	0.2%
Consulting Services	10,683.24	0.8%
DSD Solutions	3,247.00	0.2%
EDI Services	1,188.00	0.1%
Equipment Rental	2,976.72	0.2%
False Alarm Fee	35.00	0.0%
GPS Services	677.38	0.0%
HOA - Dues		
Union 21 Owner Association # ...	3,480.00	0.3%
Union 21 Owner Association # ...	3,480.00	0.3%
Union 21 Owner Association # 7	3,480.00	0.3%
Total HOA - Dues	10,440.00	0.8%
Insurance Expense		
- Business	3,182.07	0.2%
- Health	16,678.03	1.2%
- Vision VSP	991.20	0.1%
- WC	15,611.00	1.1%
Total Insurance Expense	36,462.30	2.7%
Interest Expense		
Interest payable Ford Credit	1,189.32	0.1%

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Accrual Basis

LA CASCADA Inc

Profit & Loss

January through December 2022

	Jan - Dec 22	% of Income
Interest payable HFS	599.62	0.0%
Interest payable TD Auto Financ	0.00	0.0%
Total Interest Expense	1,788.94	0.1%
Kitchen Supplies	782.63	0.1%
Legal Services	2,702.00	0.2%
Meals - Business	1,349.07	0.1%
Office Supplies	723.11	0.1%
Outside Services	2,593.10	0.2%
Owner draws	2,000.00	0.1%
Parking Citation	193.00	0.0%
Payroll Expenses - Tax Direct	119.10	0.0%
Payroll taxes	42,329.96	3.1%
Pest Control Service	1,756.14	0.1%
Printing and Reproduction	14,235.00	1.0%
Property Taxes	16,260.75	1.2%
Reimbursement	0.00	0.0%
RENT	45,875.00	3.4%
Repairs and Maintenance	5,617.54	0.4%
Small tools	1,103.36	0.1%
Taxes	2,400.00	0.2%
Telephone & Internet Expense	2,651.07	0.2%
Testing Kits	255.51	0.0%
Uniforms	5,566.59	0.4%
Utilities		
Garbage Collection Service	6,687.72	0.5%
unit 10 & 17	16,282.40	1.2%
unit 7	343.03	0.0%
Total Utilities	23,313.15	1.7%
Wages	517,868.64	38.0%
Total Expense	821,978.04	60.3%
Net Ordinary Income	88,672.70	6.5%
Other Income/Expense		
Other Income		
Interest Income	150.51	0.0%
Total Other Income	150.51	0.0%
Net Other Income	150.51	0.0%
Net Income	88,823.21	6.5%

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Accrual Basis

LA CASCADA Inc
Profit & Loss
January through December 2023

	Jan - Dec 23	% of Income
- Vision VSP	991.20	0.08%
- WC	20,419.00	1.59%
Total Insurance Expense	43,228.23	3.36%
Interest Expense		
Interest payable Ford Credit	1,036.67 ✓	0.08%
Interest payable HFS	332.79 ✓	0.03%
Total Interest Expense	1,369.46	0.11%
Kitchen Supplies	1,558.90	0.12%
Legal Services	152.50	0.01%
Maintenance	19.92	0.0%
Meals - Business	599.66	0.05%
Office Supplies	886.96	0.07%
Outside Services	4,337.10	0.34%
Owner draws	893.00	0.07%
Parking Citation	63.00	0.01%
Payroll taxes	42,691.43	3.32%
Pest Control Service	2,164.97	0.17%
Printing and Reproduction	8,525.07	0.66%
Property Taxes	? ✖ 17,141.46	1.33% → #7 ↘ 6
RENT	42,000.00	3.26%
Repairs and Maintenance	2,576.64	0.2%
Small tools	1,348.84	0.11%
Taxes	2,400.00	0.19%
Telephone & Internet Expense	3,395.27	0.26%
Uniforms	3,970.58	0.31%
Utilities		
Garbage Collection Service	7,096.26	0.55%
unit 10 & 17	16,390.95	1.27%
unit 7	✖ 349.23	0.03%
Total Utilities	23,836.44	1.85%
Wages	507,581.88	39.45%
Total Expense	785,464.15	61.04%
Net Ordinary Income	45,649.86	3.55%
Other Income/Expense		
Other Income		
Interest Income	9,208.96	0.72%
Total Other Income	9,208.96	0.72%
Net Other Income	9,208.96	0.72%
Net Income	54,858.82	4.26%

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Accrual Basis

LA CASCADA Inc
Profit & Loss
January through December 2023

	Jan - Dec 23	% of Income
Ordinary Income/Expense		
Income		
Sales	1,286,752.45	100.0%
Total Income	1,286,752.45	100.0%
Cost of Goods Sold		
Cost of Goods Sold	248,270.93	19.29%
Cost of Goods Sold - Produce	133,264.08	10.36%
Freight and Shipping Costs		
WFM-RDC X-DOCK FEE	1,093.50	0.09%
Freight and Shipping Costs - Other	162.11	0.01%
Total Freight and Shipping Costs	1,255.61	0.1%
Packaging	72,847.82	5.66%
Total COGS	455,638.44	35.41%
Gross Profit	831,114.01	64.59%
Expense		
Accounting & Professional Svc	6,000.00	0.47% <i>< 1500</i>
Alarm systems	322.00	0.03%
Automobile Expense		
Auto insurance	18,110.41	1.41% <i>(6000)</i>
Auto License Fee	2,455.00	0.19%
Auto Maintenance	4,086.80	0.32% <i>< 1000</i>
Fuel Expense	18,081.34	1.41%
Total Automobile Expense	42,733.55	3.32%
Bank Service Charges		
ACH Positive Pay	120.00	0.01%
Check Positive Pay	300.00	0.02%
Bank Service Charges - Other	154.80	0.01%
Total Bank Service Charges	574.80	0.05%
Business Licenses and Permits	2,757.40	0.21%
Consulting Services	2,981.93	0.23%
DSD Solutions	2,772.00	0.22%
EDI Services	1,124.00	0.09%
Equipment Rental	3,224.78	0.25%
False Alarm Fee	35.00	0.0%
GPS Services	677.38	0.05%
HOA - Dues		
Union 21 Owner Association # 10	3,840.00	0.3%
Union 21 Owner Association # 17	3,840.00	0.3%
Union 21 Owner Association # 7	3,840.00	0.3%
Total HOA - Dues	11,520.00	0.9%
Insurance Expense		
- Business	3,012.26	0.23%
- Health	18,805.77	1.46% <i>(8600)</i>
	9,600.00	-

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Accrual Basis

LA CASCADA Inc

Profit & Loss

January through December 2024

	Jan - Dec 24	% of Income
Ordinary Income/Expense		
Income		
Sales	1,356,620.62	102.2%
SWY-CREDIT MEMO	-28,753.22	-2.2%
Uncategorized Income	0.05	0.0%
Total Income	1,327,867.45	100.0%
Cost of Goods Sold		
Cost of Goods Sold	205,638.17	15.5%
Cost of Goods Sold - Produce	162,975.25	12.3%
Freight and Shipping Costs	529.97	0.0%
Packaging	66,858.67	5.0%
Total COGS	436,002.06	32.8%
Gross Profit	891,865.39	67.2%
Expense		
Accounting & Professional Svc	9,000.00	0.7%
Alarm systems	312.00	0.0%
Automobile Expense		
Auto insurance	20,376.07	1.5%
Auto License Fee	2,111.00	0.2%
Auto Repair & Maintenace	1,011.00	0.1%
Fuel Expense	15,987.45	1.2%
Automobile Expense - Other	-858.00	-0.1%
Total Automobile Expense	38,627.52	2.9%
Bank Service Charges		
ACH Positive Pay	120.00	0.0%
Check Positive Pay	300.00	0.0%
Bank Service Charges - Other	258.80	0.0%
Total Bank Service Charges	678.80	0.1%
Business Licenses and Permits	2,658.00	0.2%
Cleaning Supplies	2,677.09	0.2%
DSD Solutions	2,772.00	0.2%
EDI Services	1,284.40	0.1%
Equipment Rental	2,976.72	0.2%
False Alarm Fee	38.57	0.0%
Franchise Tax Board	45.62	0.0%
GPS Services	746.08	0.1%
HOA - Dues		
Union 21 Owner Association ...	4,115.00	0.3%
Union 21 Owner Association ...	4,115.00	0.3%
Union 21 Owner Association ...	4,115.00	0.3%
Total HOA - Dues	12,345.00	0.9%
Insurance Expense		
- Business	3,529.83	0.3%
- Health	24,528.70	1.8%
- Vision VSP	991.20	0.1%
- WC	17,575.00	1.3%
Total Insurance Expense	46,624.73	3.5%
Interest Expense		
Interest payable Ford Credit	623.55	0.0%

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Accrual Basis

LA CASCADA Inc

Profit & Loss

January through December 2024

	Jan - Dec 24	% of Income
Interest payable HFS	71.30	0.0%
Interest Expense - Other	27.95	0.0%
Total Interest Expense	722.80	0.1%
Kitchen Supplies	2,811.69	0.2%
Legal Services	1,341.14	0.1%
Meals - Business	1,000.00	0.1%
Office Supplies	722.95	0.1%
Outside Services	5,923.80	0.4%
Parking Citation	87.00	0.0%
Payroll taxes	42,784.04	3.2%
Pest Control Service	2,091.58	0.2%
Printing and Reproduction	10,760.99	0.8%
Property Taxes	16,947.36	1.3%
RENT	42,000.00	3.2%
Repairs and Maintenance	8,365.95	0.6%
Small tools	4,774.65	0.4%
Taxes	2,900.00	0.2%
Telephone & Internet Expense	4,178.39	0.3%
Uniforms	2,787.10	0.2%
Utilities		
Garbage Collection Service	7,323.32	0.6%
unit 10 & 17	17,414.29	1.3%
unit 7	367.72	0.0%
Utilities - Other	239.14	0.0%
Total Utilities	25,344.47	1.9%
Wages	515,892.27	38.9%
Total Expense	812,222.71	61.2%
Net Ordinary Income	79,642.68	6.0%
Other Income/Expense		
Other Income		
Interest Income	12,093.04	0.9%
Total Other Income	12,093.04	0.9%
Net Other Income	12,093.04	0.9%
Net Income	91,735.72	6.9%

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Accrual Basis

LA CASCADA Inc
Profit & Loss
 January through March 2025

	Jan - Mar 25	% of Income
Outside Services	1,069.80	0.3%
Payroll taxes	10,188.26	3.0%
Pest Control Service	537.68	0.2%
RENT	10,500.00	3.1%
Small tools	232.14	0.1%
Telephone & Internet Expense	935.04	0.3%
Travel Expense	384.60	0.1%
Uniforms	920.40	0.3%
Utilities		
Garbage Collection Service	1,891.74	0.6%
unit 10 & 17	4,321.30	1.3%
unit 7	111.00	0.0%
Total Utilities	6,324.04	1.8%
Wages	106,489.78	31.1%
Total Expense	178,096.61	52.0%
Net Ordinary Income	51,486.37	15.0%
Other Income/Expense		
Other Income		
Interest Income	2,753.67	0.8%
Total Other Income	2,753.67	0.8%
Other Expense		
Write off	-7.80	-0.0%
Total Other Expense	-7.80	-0.0%
Net Other Income	2,761.47	0.8%
Net Income	54,247.84	15.8%

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Accrual Basis

LA CASCADA Inc
Profit & Loss
January through March 2025

	Jan - Mar 25	% of Income
Ordinary Income/Expense		
Income		
Sales	346,130.80	101.0%
SWY-CREDIT MEMO	-3,591.42	-1.0%
Total Income	342,539.38	100.0%
Cost of Goods Sold		
Cost of Goods Sold	61,011.69	17.8%
Cost of Goods Sold - Produce	35,154.55	10.3%
Freight and Shipping Costs	37.70	0.0%
Packaging	16,752.46	4.9%
Total COGS	112,956.40	33.0%
Gross Profit	229,582.98	67.0%
Expense		
Alarm systems	26.00	0.0%
Automobile Expense		
Auto insurance	5,475.41	1.6%
Auto License Fee	306.00	0.1%
Auto Repair & Maintenance	9,735.62	2.8%
FasTrak	175.00	0.1%
Fuel Expense	3,930.54	1.1%
Total Automobile Expense	19,622.57	5.7%
Bank Service Charges		
ACH Positive Pay	30.00	0.0%
Check Positive Pay	75.00	0.0%
Bank Service Charges - Other	22.20	0.0%
Total Bank Service Charges	127.20	0.0%
Business Licenses and Permits	1,741.52	0.5%
Cleaning Supplies	1,041.41	0.3%
EDI Services	327.60	0.1%
Equipment Rental	744.18	0.2%
GPS Services	730.01	0.2%
HOA - Dues		
Union 21 Owner Association ...	1,035.00	0.3%
Union 21 Owner Association ...	1,035.00	0.3%
Union 21 Owner Association ...	1,035.00	0.3%
Total HOA - Dues	3,105.00	0.9%
Insurance Expense		
- Business	638.49	0.2%
- Health	5,770.71	1.7%
- Vision VSP	247.80	0.1%
- WC	5,835.00	1.7%
Total Insurance Expense	12,492.00	3.6%
Interest Expense		
Interest payable Ford Credit	293.61	0.1%
Total Interest Expense	293.61	0.1%
Kitchen Supplies	154.18	0.0%
Office Supplies	109.59	0.0%

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Accrual Basis

LA CASCADA Inc
Balance Sheet
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
B OF MARIN_CHK-0021-941948	31,645.97
B OF MARIN_MM-0021-986496	232,272.63
MISSION NATIONAL_CHK-0206333670	-1,373.38
MISSION NATIONAL_CHK-0206399970	-225.11
Petty Cash	<u>33,863.21</u>
Total Checking/Savings	296,183.32
Accounts Receivable	
Accounts Receivable	
	<u>149,954.66</u>
Total Accounts Receivable	149,954.66
Other Current Assets	
Advance	1,400.00
Inventory Asset	1,000.00
Payroll Asset	<u>500.00</u>
Total Other Current Assets	2,900.00
Total Current Assets	449,037.98
Fixed Assets	
2016 HONDA CIVIC	11,903.87
2019 FORD TRANSIT CONNECT	20,949.72
2019 HONDA CR-V	25,154.11
2020 FORD TRANSIT CARGO T250	58,377.43
Dodge Truck	54,666.18
Motor Vehicle-Ford	<u>123,341.61</u>
Total Fixed Assets	294,392.92
TOTAL ASSETS	<u>743,430.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Auto loan payable HFS_2016 Civi	3,441.29
Auto loan payable HFS_2019 CRV	10,058.63
Auto loan payable TD Auto Finan	-95.91
Chevron LC loan	67,500.00
Ford Credit	28,995.02
LC Foods intercompany	199,275.16
Payroll Liabilities	<u>6,764.40</u>
Total Other Current Liabilities	315,938.59
Total Current Liabilities	<u>315,938.59</u>
Total Liabilities	<u>315,938.59</u>
Equity	
Owner distributions	
AB	-159,969.00
MGB	-154,134.73
Mohsen	<u>-105,980.00</u>
Total Owner distributions	-420,083.73

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Accrual Basis

LA CASCADA Inc
Balance Sheet
As of December 31, 2022

	Dec 31, 22
Retained Earnings	<u>758,752.83</u>
Net Income	<u>88,823.21</u>
Total Equity	<u>427,492.31</u>
TOTAL LIABILITIES & EQUITY	<u>743,430.90</u>

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Accrual Basis

LA CASCADA Inc
Balance Sheet
As of December 31, 2023

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
B OF MARIN_CHK-0021-941948	3,876.75
B OF MARIN_MM-0021-986496	282,355.09
Petty Cash	33,863.21
<hr/>	
Total Checking/Savings	320,095.05
Accounts Receivable	
Accounts Receivable	
<hr/>	
Total Accounts Receivable	118,451.60
<hr/>	
Other Current Assets	
Advance	1,400.00
Inventory Asset	1,000.00
Payroll Asset	500.00
<hr/>	
Total Other Current Assets	2,900.00
<hr/>	
Total Current Assets	441,446.65
Fixed Assets	
2016 HONDA CIVIC	11,903.87
2019 FORD TRANSIT CONNECT	20,949.72
2019 HONDA CR-V	25,154.11
2020 FORD TRANSIT CARGO T250	58,377.43
Dodge Truck	54,666.18
Motor Vehicle-Ford	123,341.61
<hr/>	
Total Fixed Assets	294,392.92
<hr/>	
TOTAL ASSETS	735,839.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Auto loan payable HFS_2019 CRV	4,865.47
Auto loan payable TD Auto Finan	858.00
Chevron LC loan	67,500.00
Ford Credit	22,547.77
LC Foods intercompany	199,275.16
Payroll Liabilities	4,698.57
<hr/>	
Total Other Current Liabilities	299,744.97
<hr/>	
Total Current Liabilities	299,744.97
Total Liabilities	299,744.97
Equity	
Owner distributions	
AB	-193,569.00
MGB	-183,894.73
Mohsen	-105,980.00
<hr/>	
Total Owner distributions	-483,443.73
Retained Earnings	847,576.04
Net Income	71,962.29

3:26 PM
04/17/25
Accrual Basis

LA CASCADA Inc
Balance Sheet
As of December 31, 2023

	Dec 31, 23
Total Equity	<u>436,094.60</u>
TOTAL LIABILITIES & EQUITY	<u>735,839.57</u>

3:26 PM
04/17/25
Accrual Basis

LA CASCADA Inc
Balance Sheet
As of December 31, 2024

	Dec 31, 24
ASSETS	
Current Assets	
Checking/Savings	
B OF MARIN_CHK-0021-941948	21,151.20
B OF MARIN_MM-0021-986496	294,442.13
Petty Cash	<u>32,883.21</u>
Total Checking/Savings	<u>348,476.54</u>
Accounts Receivable	
Accounts Receivable	<u>109,805.48</u>
Total Accounts Receivable	<u>109,805.48</u>
Other Current Assets	
Inventory Asset	1,000.00
Undeposited Funds	<u>276.60</u>
Total Other Current Assets	<u>1,276.60</u>
Total Current Assets	<u>459,558.62</u>
Fixed Assets	
2016 HONDA CIVIC	11,903.87
2019 FORD TRANSIT CONNECT	20,949.72
2019 HONDA CR-V	25,154.11
2020 FORD TRANSIT CARGO T250	58,377.43
Dodge Truck	54,666.18
Motor Vehicle-Ford	<u>46,076.58</u>
Total Fixed Assets	<u>217,127.89</u>
TOTAL ASSETS	<u>676,686.51</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Chevron LC loan	67,500.00
Ford Credit	15,842.44
LC Foods intercompany	199,275.16
Payroll Liabilities	<u>6,863.62</u>
Total Other Current Liabilities	<u>289,481.22</u>
Total Current Liabilities	<u>289,481.22</u>
Total Liabilities	<u>289,481.22</u>
Equity	
Owner distributions	
AB	-227,169.00
MGB	-213,654.73
Mohsen	<u>-105,980.00</u>
Total Owner distributions	<u>-546,803.73</u>
Retained Earnings	842,273.30
Net Income	<u>91,735.72</u>
Total Equity	<u>387,205.29</u>
TOTAL LIABILITIES & EQUITY	<u>676,686.51</u>

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

2022

For calendar year 2022 or tax year beginning

, 2022, ending

A	S election effective date	1/05/2018	D	Employer identification number	82-3889266
B	Business activity code number (see instructions)	311800	E	Date incorporated	1/05/2018
C	Check if Schedule M-3 attached	<input type="checkbox"/>	F	Total assets (see instructions)	\$ 356,025.

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. Yes NoH Check if: (1) Final return (2) Name change (3) Address change
(4) Amended return (5) S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year. 3

J Check if corporation: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes**Caution:** Include only trade or business income and expenses on lines 1a through 21. See the instructions for more information.

INCOME	1 a Gross receipts or sales.....	1 a	1,357,198.
	b Returns and allowances.....	1 b	
	c Balance. Subtract line 1b from line 1a.....	1 c	1,357,198.
	2 Cost of goods sold (attach Form 1125-A).....	2	452,807.
	3 Gross profit. Subtract line 2 from line 1c.....	3	904,391.
	4 Net gain (loss) from Form 4797, line 17 (attach Form 4797).....	4	
5 Other income (loss) (see instrs — att statement).....	5		
6 Total income (loss). Add lines 3 through 5.....	6	904,391.	
7 Compensation of officers (see instructions — attach Form 1125-E).....	7	92,640.	
8 Salaries and wages (less employment credits).....	8	425,229.	
9 Repairs and maintenance.....	9	5,618.	
10 Bad debts.....	10		
11 Rents.....	11	45,875.	
12 Taxes and licenses.....	12	4,965.	
13 Interest (see instructions).....	13	1,789.	
14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562).....	14	6,789.	
15 Depletion (Do not deduct oil and gas depletion).....	15		
16 Advertising.....	16		
17 Pension, profit-sharing, etc., plans.....	17		
18 Employee benefit programs.....	18	17,669.	
19 Other deductions (attach statement).....	19	226,427.	
20 Total deductions. Add lines 7 through 19.....	20	827,001.	
21 Ordinary business income (loss). Subtract line 20 from line 6.....	21	77,390.	
TAX AND PAYMENTS	22a Excess net passive income or LIFO recapture tax (see instructions).....	22a	
	b Tax from Schedule D (Form 1120-S).....	22b	
	c Add lines 22a and 22b (see instructions for additional taxes).....	22c	
	23a 2022 estimated tax payments and 2021 overpayment credited to 2022.....	23a	
	b Tax deposited with Form 7004.....	23b	
	c Credit for federal tax paid on fuels (attach Form 4136).....	23c	
	d Add lines 23a through 23c.....	23d	
	24 Estimated tax penalty (see instructions). Check if Form 2220 is attached.....	24	
	25 Amount owed. If line 23d is smaller than the total of lines 22c and 24, enter amount owed.....	25	0.
	26 Overpayment. If line 23d is larger than the total of lines 22c and 24, enter amount overpaid.....	26	
	27 Enter amount from line 26: Credited to 2023 estimated tax	27	Refunded..

DO NOT MAIL

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.		
	Signature of officer	Date	President & CEO Title
Paid Preparer Use Only	Print/Type preparer's name John S Tounger CPA	Preparer's signature John S Tounger CPA	Date 10/10/23
	Check if self-employed <input checked="" type="checkbox"/>	PTIN P01265219	
	Firm's name John S. Tounger CPA	Firm's EIN 68-0166029	
	Firm's address 585 Mandana Blvd Ste 10 Oakland, CA 94610	Phone no. (510) 893-0950	

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

2023

For calendar year 2023 or tax year beginning , 2023, ending

A S election effective date 1/05/2018	D Employer identification number 82-3889266
B Business activity code number (see instructions) 311800	E Date incorporated 1/05/2018
C Check if Schedule M-3 attached <input type="checkbox"/>	F Total assets (see instructions) \$ 374,680.

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. Yes NoH Check if: (1) Final return (2) Name change (3) Address change
(4) Amended return (5) S election terminationI Enter the number of shareholders who were shareholders during any part of the tax year..... **3**J Check if corporation: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes**Caution:** Include only trade or business income and expenses on lines 1a through 22. See the instructions for more information.

INCOME	1 a Gross receipts or sales 1,288,761.	b Less returns and allowances	Balance	1c 1,288,761.
	2 Cost of goods sold (attach Form 1125-A)			2 451,598.
	3 Gross profit. Subtract line 2 from line 1c.			3 837,163.
	4 Net gain (loss) from Form 4797, line 17 (attach Form 4797).			4
	5 Other income (loss) (see instrs — att statement).		See Statement 1	5 2,373.
	6 Total income (loss). Add lines 3 through 5.			6 839,536.
DEDUCTIONS	7 Compensation of officers (see instructions — attach Form 1125-E)			7 92,640.
SEE INSTRS	8 Salaries and wages (less employment credits)			8 374,068.
	9 Repairs and maintenance			9 2,634.
	10 Bad debts			10
	11 Rents			11 42,000.
	12 Taxes and licenses			12 5,157.
	13 Interest (see instructions)			13 2,139.
	14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562).			14 6,100.
	15 Depletion (Do not deduct oil and gas depletion.)			15
	16 Advertising			16
	17 Pension, profit-sharing, etc., plans			17
	18 Employee benefit programs			18 19,797.
	19 Energy efficient commercial buildings deduction (attach Form 7205)			19
	20 Other deductions (attach statement)		See Statement 2	20 204,713.
	21 Total deductions. Add lines 7 through 20.			21 749,248.
	22 Ordinary business income (loss). Subtract line 21 from line 6.			22 90,288.
TAX AND PAYMENTS	23a Excess net passive income or LIFO recapture tax (see instructions)	23a		
	b Tax from Schedule D (Form 1120-S)	23b		
	c Add lines 23a and 23b (see instructions for additional taxes)		23c	
	24a Current year's estimated tax payments and preceding year's overpayment credited to the current year			
	b Tax deposited with Form 7004	24a		
	c Credit for federal tax paid on fuels (attach Form 4136)	24b		
	d Elective payment election amount from Form 3800	24c		
	z Add lines 24a through 24d	24d		
	25 Estimated tax penalty (see instructions). Check if Form 2220 is attached		25	
	26 Amount owed. If line 24z is smaller than the total of lines 23c and 25, enter amount owed		26	0.
	27 Overpayment. If line 24z is larger than the total of lines 23c and 25, enter amount overpaid		27	
	28 Enter amount from line 27: Credited to 2024 estimated tax		Refunded..	28

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

President & CEO

May the IRS discuss this return with the preparer shown below? See instructions.

 Yes No

Sign Here	Signature of officer	Date	Preparer's signature	Date	Check <input checked="" type="checkbox"/> if self-employed	PTIN
Paid Preparer Use Only	Print/Type preparer's name John S Tounger CPA		John S Tounger CPA	3/24/24		P01265219
	Firm's name John S. Tounger CPA				Firm's EIN	68-0166029
	Firm's address 585 Mandana Blvd Ste 10				Phone no.	(510) 893-0950

U.S. Income Tax Return for an S Corporation

Do not file this form unless the corporation has filed or is attaching Form 2553 to elect to be an S corporation.
Go to www.irs.gov/Form1120S for instructions and the latest information.

2024

For calendar year 2024 or tax year beginning , 2024, ending ,

A S election effective date	1/05/2018	D Employer identification number	82-3889266
B Business activity code number (see instructions)	311800	E Date incorporated	1/05/2018
C Check if Schedule M-3 attached	<input type="checkbox"/>	F Total assets (see instructions)	\$ 386,788.

G Is the corporation electing to be an S corporation beginning with this tax year? See instructions. Yes No

H Check if: (1) Final return (2) Name change (3) Address change
(4) Amended return (5) S election termination

I Enter the number of shareholders who were shareholders during any part of the tax year

J Check if corporation: (1) Aggregated activities for section 465 at-risk purposes (2) Grouped activities for section 469 passive activity purposes

Caution: Include only trade or business income and expenses on lines 1a through 22. See the instructions for more information.

INCOME	1 a Gross receipts or sales	1,337,095.	b Less returns and allowances	Balance	1c	1,337,095.	
	2 Cost of goods sold (attach Form 1125-A)			2	436,002.		
	3 Gross profit. Subtract line 2 from line 1c			3	901,093.		
	4 Net gain (loss) from Form 4797, Part II, line 17 (attach Form 4797)			4			
	5 Other income (loss) (see instrs — att statement)			5			
	6 Total income (loss). Add lines 3 through 5			6	901,093.		
DEDUCTIONS SEE INSTRS	7 Compensation of officers (see instructions — attach Form 1125-E)			7	92,640.		
	8 Salaries and wages (less employment credits)			8	423,252.		
	9 Repairs and maintenance			9	8,306.		
	10 Bad debts			10			
	11 Rents			11	42,000.		
	12 Taxes and licenses			12	5,058.		
	13 Interest (see instructions)			13	723.		
	14 Depreciation from Form 4562 not claimed on Form 1125-A or elsewhere on return (attach Form 4562)			14	2,566.		
	15 Depletion (do not deduct oil and gas depletion)			15			
	16 Advertising			16			
	17 Pension, profit-sharing, etc., plans			17			
	18 Employee benefit programs			18	25,520.		
	19 Energy efficient commercial buildings deduction (attach Form 7205)			19			
	20 Other deductions (attach statement)			20	214,046.		
	21 Total deductions. Add lines 7 through 20			21	814,111.		
	22 Ordinary business income (loss). Subtract line 21 from line 6			22	86,982.		
	TAX AND PAYMENTS	23a Excess net passive income or LIFO recapture tax (see instructions)		23a		23c	
		b Tax from Schedule D (Form 1120-S)		23b			
		c Add lines 23a and 23b (see instructions for additional taxes)					
		24a Current year's estimated tax payments and preceding year's overpayment credited to the current year		24a			
		b Tax deposited with Form 7004		24b			
c Credit for federal tax paid on fuels (attach Form 4136)			24c				
d Elective payment election amount from Form 3800			24d				
z Add lines 24a through 24d						24z	
25 Estimated tax penalty (see instructions). Check if Form 2220 is attached					25		
26 Amount owed. If line 24z is smaller than the total of lines 23c and 25, enter amount owed				26	0.		
27 Overpayment. If line 24z is larger than the total of lines 23c and 25, enter amount overpaid			27				
28 Enter amount from line 27: Credited to 2025 estimated tax			28				
Refunded..							

Sign Here Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

May the IRS discuss this return with the preparer shown below? See instructions.

Yes No

Paid Preparer Use Only	Print/Type preparer's name John S Tounger CPA	Preparer's signature John S Tounger CPA	Date 3/08/25	Check if self-employed <input checked="" type="checkbox"/>	PTIN P01265219
	Firm's name John S. Tounger CPA			Firm's EIN 68-0166029	
	Firm's address 585 Mandana Blvd Ste 10 Oakland, CA 94610			Phone no. (510) 893-0950	



Section 5 — Seller's Standard Disclosures Form

Business Name: _____ Listing# _____

SELLER'S STANDARD DISCLOSURES STATEMENT

This series of questions and answers is to inform prospective buyers about relevant material facts concerning this Business. It is provided by the seller to answer frequently asked questions. It does not take the place of the buyer's independent inspection of the business and its financial and other records. No one has verified the accuracy or completeness of any of the information supplied by the seller.

1. Are you aware of any circumstances in the industry or market area that may adversely affect future profitability of the Business?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Are there any revenues or expenses of the Business that are not clearly reflected in its financial statements?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Is the business in default of any of its financial or contractual obligations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4. Has the business or any of its owners been the subject of any bankruptcy filing, assignment for benefit of creditors or insolvency proceeding of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
5. Are there any individual customers who account for more than 10% of annual gross sales? If yes, list each by name and indicate the approximate percentage of annual gross sales and any relationship to the Business or its owners. <i>BERKELEY BOWL, SAFEWAY</i>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
6. Are there any commitments to employees or independent contractors regarding future compensation, increases in compensation, or continuation of employment or contract engagement?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Are there suppliers who have a personal or special relationship with the Business or its owners? If yes, list each such supplier, the nature of the relationship and the approximate amount of annual purchase.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8. Are any of the employees or independent contractors related to any of the owners of the Business, or one another? If yes, list them by name and describe their relationship.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
9. Have you had or do you anticipate any disputes with the Landlord or problems with the premises the Business occupies?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
10. Are there any terms or conditions of the premises lease with which the Business or the Landlord is not in full compliance?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
11. Have there been any deaths, violent crimes, or other criminal activity on the premises within the last three years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
12. Are you aware of any substances, materials or products on or near the premises which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, paint, solvents, fuel, medical waste, surface or underground storage tanks or contaminated soil or water?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
13. Are there any other environmental, pollution, water or air quality, noise, or similar risks or exposures currently experienced by the Business now or within the past five years?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
14. Is there any equipment used in the Business that it does not own?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
15. Is there any equipment used in the Business that is not in good or operable conditions, or for which maintenance has been deferred?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
16. Does the Business have a franchise, distributorship, or licensing agreement? If yes, please provide a copy of each.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
17. Does the Business involve using any hazardous materials or disposing of hazardous wastes?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
18. Is the Business or its operators required to hold any licenses or permits other than a local business license?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
19. Is there any such license or permit that is not transferrable to a new owner?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
20. Must a new owner personally qualify for any license or permit?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Page #1 of 3 pages

Seller's Initials: _____

Page 16 of 27

21. Are you aware of any pending zoning changes, redevelopment, or nearby construction that might affect the Business?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
22. Are there any violations alleged, filed, pending, or under investigation by the following authorities/agencies?		
a. Health Department	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b. Fire Department	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
c. Building Inspector	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
d. Zoning Authority	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
e. U.S. Department of Agriculture	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
f. State Alcoholic Beverage Control ("ABC") Department <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
g. U.S. or State Environmental Regulator	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
h. Police Department	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
i. OSHA	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
j. State Department of Employment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
k. U.S. Internal Revenue Service	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
l. State Tax Authorities, Income, Sales, etc.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
m. County Tax Authorities	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
n. Local (Municipal) Tax Authorities	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
o. U.S. Immigration and Customs Enforcement ("ICE")	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
p. U.S. Bureau of Alcohol, Tobacco, & Firearms	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
q. U.S. Attorney/Dept. of Justice/FBI	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
r. State Attorney General, District attorney, or Prosecutor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
s. Any other federal authority or agency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
t. Any other state authority or agency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
u. Any other county or regional authority or agency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
v. Any other local (municipal) authority or agency	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
23. Does the Business have any of the following?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
a. Pending Litigation	? Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
b. Unresolved Insurance Claims	? Yes <input type="checkbox"/>	No <input type="checkbox"/>
c. Outstanding Lease Agreements for equipment, or for premises other than the business location?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
d. Outstanding Contracts or Agreements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
e. Back Wages Owed or Outstanding Claims for Back wages, Vacation Pay, Sick Pay?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
f. Any Product Liability Exposure	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
g. Unpaid Medical or other Insurance Premiums	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
h. Union or other collective or individual employment agreements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
i. Any employee without proper legal status documentation	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Business Name: _____ Page #2 of 3 pages Seller's Initials: _____



j. Employee Stock Ownership Plan (ESOP)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
k. Pension Liabilities, funded, underfunded, or unfunded	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
l. Equipment Maintenance Agreements	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
m. Advertising Contracts (like Yellow Pages, Groupon, etc.)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
n. Customer Warranty obligations	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
o. Pending tax or Workers' Compensation refunds	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
p. Anticipated supplier rebates or refunds	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
q. Customer Warranty obligations?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
r. Outstanding (unredeemed) coupons, credits, gift certificates?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
s. Customer deposits for security, or prepaid goods or services?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
t. Unpaid taxes of any kind – local, state, federal?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
u. Any Other Pending or Outstanding Problems or Concerns	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
24. Do you know of any other conditions, facts, allegations, claims, or liabilities not disclosed above that may adversely affect the Business, a prospective buyer's decision to buy the Business, or the price a buyer would be willing to pay for the Business	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If Seller answered "Yes" to any item above, provide a description and/or explanation here.

Use additional sheets if necessary and check ✓ here. Additional sheet(s) attached.

The Seller certifies that the information above is true, accurate, and complete, agrees to notify Broker and any prospective Purchaser immediately of any material change, and acknowledges receiving a copy of this Disclosure Statement.

Business Name: _____

By: _____ Date: _____

SIGNATURE

Date: _____

Name: _____ Title: _____

Page #3 of 3 pages

NOTICE OF CONFIDENTIALITY, REPRESENTATIONS, LIMITATIONS, & AGENCY RELATIONSHIP

All data on this Business are provided by the Seller for information purposes only, and no representations are made by the Broker as to accuracy. The Broker has made no independent verification of the data contained herein.

The Broker represents the Seller and does not represent the Buyer.

The Buyer is advised to perform independent due diligence and seek the advice of professionals prior to purchasing the Business.

This Confidential Business Review (the "CBR") is based on information provided by the Owner of the Business, (the "Business") and is being delivered on behalf of the Business by Timothy M. Cunha, JD, ("Broker") [Cal. DRE# 01919755] as their exclusive broker to a select number of interested and qualified parties, including you, the current reader. This CBR and the information it contains are subject to, and should be handled in accordance with, the terms of the previously signed confidentiality agreement/nondisclosure agreement (the "Confidentiality Agreement"/"NDA"). The sole purpose of this CBR is to provide information that may assist interested parties in deciding whether to proceed with a further investigation of the Business. This CBR does not purport to be all-inclusive or to necessarily contain all the information that a prospective purchaser and/or investor may desire in investigating the Business.

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