



Listing # SF11718



Business Sales & Acquisitions
A Division of BTI Group

www.business-team.com

Notices, Disclaimer & Confidentiality

Purpose

This Executive Summary (ES) is prepared to acquaint prospective purchasers with preliminary information about Plum Designs + Blinds (Company) whose business is currently available for acquisition or merger. This ES is only being furnished to prospective purchasers who have signed a Confidentiality Agreement, Buyer Profile, and Agency Disclosure and who have specifically requested further information about the Company and its ongoing operations. Prospective purchasers are responsible for the performance and expense of the due diligence review before any acquisition or merger of the Company.

Disclaimer

This profile is not intended to be a comprehensive analysis or review of the Company, but rather it is intended to be a marketing document that provides fundamental information necessary for a purchaser to establish whether such an individual has an initial interest in acquiring the Company. This profile is based on information provided in whole or in part by the Owners and management of the Company. This profile has been reviewed and approved by the Owners and the management of the Company. Business Team has not audited, reviewed, or attempted to confirm this information for accuracy or completeness nor will Business Team do so in the future. Business Team has relied upon the representations of the Owners and management of the Company concerning the value and useful condition of all special equipment used in the business of the Company, real estate, and any other assets or liabilities except as specifically stated to the contrary in this profile. The Business Team has not attempted to confirm whether or not all assets of the business are free and clear of liens and encumbrances, nor that the Owners have good title to all the assets. Prospective purchasers are advised by the Business Team to seek the advice and counsel of both a certified public accountant and an attorney. The CPA and attorney identified by the purchaser should have specific expertise with business acquisitions, mergers, and/or divestitures. By requesting this ES, the recipient acknowledges the responsibility to perform a thorough due diligence of the Company and its business before any proposed purchase and to seek the advice and counsel of a CPA and an attorney familiar with business acquisitions.

Confidentiality

The information contained in this profile is to be considered by the reader to be highly confidential and proprietary and is specifically covered by the Confidentiality Agreement. Purchaser agrees not to disclose any confidential information, as hereinafter defined, or permit access to confidential information without the prior written consent of Seller, to anyone other than (a) Purchaser's management, (b) Purchaser's legal counsel, (c) independent accountants, or (d) other qualified agents retained by Purchaser to whom disclosure or access is necessary for Purchaser to evaluate the Company and its ongoing business operations. Disclosure of confidential information shall be made to these persons only in connection with the potential acquisition or merger of the business, and then only if they understand and agree to be obligated to maintain the confidentiality of such confidential information. Purchaser further agrees that neither the purchaser nor any other party employed or engaged by the purchaser shall use or permit the use of confidential information in any manner whatsoever, except as may be required for Purchaser to evaluate facilities, operations, assets, liabilities, and personnel of the Company and its business. Should there be no further interest in proceeding with an acquisition or merger of the Company, this profile and any other ancillary documentation provided by the Company to Purchaser shall either be destroyed or returned, as directed by the Owners or management of the Company, or Business Team.

Overview

Plum Designs + Blinds is a premier window treatment and design company serving the Walnut Creek and greater East Bay community. With a reputation built on exceptional service, personalized design solutions, and high-quality custom products, the company has become a trusted partner for homeowners, and interior designers, seeking elegant and functional window coverings.

Founded with a passion for design and craftsmanship, Plum offers a curated selection of blinds, shades, shutters, and drapery from top-tier manufacturers. The company provides full-service consultations, measurements, and installations, ensuring a seamless experience from concept to completion. Known for its meticulous attention to detail and customer-centric approach, Plum Designs + Blinds blends aesthetics with practicality to enhance your living spaces.



Strategically located in Walnut Creek, a hub for affluent homeowners and luxury home renovations, Plum is positioned for continued growth. With a strong referral network, and a loyal

customer base, the business is primed for expansion through increased marketing, digital sales channels, and strategic partnerships with the region's interior design home improvement specialists and real estate professionals.

Plum Designs and Blinds stands as a turnkey opportunity for a buyer seeking a profitable, well-established design business with a strong local brand, solid operational infrastructure, and significant growth potential in the thriving Bay Area market.

Business Name:	Plum Designs + Blinds
Industry:	Home Improvement
Location:	12 Jolie Lane, Walnut Creek, CA 94597
Website:	www. plumdesignsandblinds.com
History:	Established in 2009
Business Type:	Retail and Design Services for Window Coverings
Licenses Required:	Business License California Department of Tax & Fee Administration (CDTFA) CSLB D-52
Organization Type:	Sole-Prop
Trading Hours:	Mon-Fri (9:00 am – 5:00 pm) By appointment
Reason for Sale:	Retirement
Lease:	Home based business
Ownership:	Valerie and Haluk Akcam
Employees:	Full-Time Owner (1) Part-Time Owner (1)
Sales:	(4/30/2025) Trailing 12: \$671,263 (4/30/2025): \$183,604 (12/31/2024): \$814,202 (12/31/2023): \$728,015 (12/31/2022): \$673,852 (12/31/2021): \$815,364
Gross Profit:	(4/30/2025) Trailing 12: \$299,466 (4/30/2025): \$88,424 (12/31/2024): \$401,910 (12/31/2023): \$302,806 (12/31/2022): \$251,579 (12/31/2021): \$267,662
Seller's Discretionary Earnings (SDE):	(4/30/2025) Trailing 12: \$207,357 (4/30/2025): \$70,207 (12/31/2024): \$294,102 (12/31/2023): \$221,519 (12/31/2022): \$182,513 (12/31/2021): \$195,125
Asking Price:	\$599,000 (15% down payment and 85% SBA)

Business Highlights

- **Established Brand** with 16+ years of history and hundreds of satisfied customers
- **Highly rated** on Google (5 stars) and Yelp! (4.8 stars)
- **Premium Product Mix:** Custom blinds, shades, shutters, and soft treatments
- **Low Overhead** home based with very little recurring expenses
- **High-Margin Revenue:** strong vendor relationships, premium pricing with consistent 50% gross profit margins
- **Consistent revenue and profitability:** average revenue of \$750k+ and \$220k+ in profitability for the owners.
- **Strong professional relationships** with interior designers that refer business on a regular basis.

Market Opportunity

- Launch of e-commerce or virtual consultation platform
- Strategic partnerships with designers, remodelers and real estate professionals
- Digital Marketing: Investing in online marketing and SEO to reach a broader customer base and generate new leads.
- Expansion into new territories



Ownership & Management

Plum Designs + Blinds is privately owned and operated. The current owners are willing to support a smooth transition, offering guidance and insights into business operations during the initial transfer phase.



Transaction Structure

Plum Designs + Blinds is being offered as an asset sale with all operational assets. The business is well-suited for a buyer seeking a turnkey operation with a strong foothold in a growing market.

Investment Rationale

Plum Designs + Blinds represents a stable, profitable business with significant growth potential. With a strong local presence and a solid reputation for service and quality, the company is poised for continued success in the expanding Bay Area market. This offering presents a unique opportunity for investors or industry professionals seeking to acquire and established window covering company in a lucrative region.

BUSINESS TEAM

RECAST INCOME STATEMENTS - PAGE 1 OF 2

Plumb Designs and Blinds

LISTING #: SF11718

Source: <	
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NOTES:

A	Non-cash expense
B, C, D, E, F, G, H, I-1, I-2, I-3, J, K, L	Part of owners' compensation

Not Verified by BTI Group

Disclaimer: The information provided herein is compiled from information provided by the Seller(s). BTI makes no representation as to its accuracy or reliability. Prospective Buyers should rely upon their own verification and that of their financial advisors with regard to this. The Seller, by signing below, acknowledges that BTI will be presenting the above information and the information on the Business Fact Sheet and warrants that it is true and correct and that there are no material omissions. Seller agrees, should any representation be untrue, to hold BTI harmless in connection with any and all damages from such misrepresentation

Seller

Date

Prospective Buyer

Date

BUSINESS TEAM

RECAST INCOME STATEMENTS - PAGE 2 OF 2

Plumb Designs and Blinds

LISTING #: SF11718

DATE: June 12, 2025

Source: ATE: June 12, 2025		Schedule C: Sole Proprietorship									
		P&L (Trailing 12)		P&L		IRS Form Schedule C		IRS Form Schedule C		IRS Form Schedule C	
		12 Months Ended April 30, 2025		4 Months Ended April 30, 2025		12 Months Ended December 31, 2024		12 Months Ended December 31, 2023		12 Months Ended December 31, 2022	
		\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales	\$	% to Sales
Net Sales.....		671,263	100.0%	183,604	100.0%	814,202	100.0%	728,015	100.0%	673,852	100.0%
Cost of goods sold.....		371,796	55.4%	95,180	51.8%	412,292	50.6%	425,209	58.4%	422,273	62.7%
Gross Profit.....		299,466	44.6%	88,424	48.2%	401,910	49.4%	302,806	41.6%	251,579	37.3%
Other Misc Income (line 6)											
Total Income		299,466		88,424		401,910		302,806		251,579	
Page 1 Deductions:											
Advertising		10,442	1.6%	367	0.2%	11,864	1.5%	10,371	1.4%	11,050	1.6%
Car and truck expenses		10,658	1.6%	2,049	1.1%	7,370	0.9%	7,205	1.0%	6,656	1.0%
Commissions and fees		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Contract Labor		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Depletion		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
A	Depreciation	-	0.0%	-	0.0%	144,132	17.7%	19,584	2.7%	5,764	0.9%
Employee benefit programs		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Insurance--Other Than Health		13,646	2.0%	7,265	4.0%	6,381	0.8%	6,461	0.9%	4,892	0.7%
Interest: Mortgage		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
B	Legal and professional services	-	0.0%	-	0.0%	12,852	1.6%	15,035	2.1%	9,530	1.4%
Office expense		-	0.0%	-	0.0%	1,327	0.2%	1,968	0.3%	1,193	0.2%
Pension and profit-sharing plans		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Rent or Lease: vehicles, machinery, equip.		-	0.0%	-	0.0%	-	0.0%	150	0.0%	3,284	0.5%
Other business property		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
C	Repairs and maintenance	29,108	4.3%	1,148	0.6%	5,097	0.6%	-	0.0%	4,705	0.7%
Supplies		-	0.0%	-	0.0%	-	0.0%	5,866	0.8%	-	0.0%
Taxes and licenses		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
D	Travel , meals and entertainment: Travel	9,836	1.5%	4,522	2.5%	275	0.0%	15,627	2.1%	11,756	1.7%
E	Meals and entertainment	13,066	1.9%	4,072	2.2%	6,453	0.8%	3,924	0.5%	7,665	1.1%
Utilities		-	0.0%	-	0.0%	-	0.0%	26	0.0%	-	0.0%
Wages		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Other Expenses (line 27)											
Accounting		-	0.0%	520	0.3%	-	0.0%	-	0.0%	795	0.1%
Bank Charges		74	0.0%	6	0.0%	184	0.0%	253	0.0%	140	0.0%
BART / Local Transportation		-	0.0%	-	0.0%	-	0.0%	431	0.1%	-	0.0%
Busn License / Permits		516	0.1%	-	0.0%	9,157	1.1%	6,682	0.9%	959	0.1%
Computer Expenses / Repairs / Software		2,980	0.4%	1,266	0.7%	9,898	1.2%	2,698	0.4%	4,280	0.6%
F	Conference / Business Travel	-	0.0%	-	0.0%	5,959	0.7%	2,204	0.3%	-	0.0%
Designer		1,183	0.2%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Dues and Subscriptions		75	0.0%	75	0.0%	490	0.1%	360	0.0%	335	0.0%
Gifts		1,834	0.3%	284	0.2%	1,793	0.2%	1,042	0.1%	2,352	0.3%
Inspection & Reports		-	0.0%	-	0.0%	2,061	0.3%	-	0.0%	-	0.0%
G	Janitorial	3,727	0.6%	1,343	0.7%	3,432	0.4%	2,955	0.4%	4,179	0.6%
H	Landscaping	-	0.0%	-	0.0%	3,692	0.5%	9,444	1.3%	-	0.0%
Merchant Card Fees		-	0.0%	-	0.0%	-	0.0%	-	0.0%	3,097	0.5%
Miscellaneous		82	0.0%	-	0.0%	483	0.1%	308	0.0%	-	0.0%
L	Office Furniture	10,325	1.5%	789	0.4%	-	0.0%	-	0.0%	-	0.0%
Office Supplies		1,695	0.3%	465	0.3%	-	0.0%	-	0.0%	-	0.0%
I-1	Outside Services	-	0.0%	-	0.0%	19,183	2.4%	11,126	1.5%	328	0.0%
Parking and Tolls		819	0.1%	249	0.1%	1,169	0.1%	531	0.1%	320	0.0%
Permits & Licenses		-	0.0%	-	0.0%	966	0.1%	-	0.0%	-	0.0%
J	Plumbing Repairs	-	0.0%	-	0.0%	2,000	0.2%	-	0.0%	-	0.0%
Postage		608	0.1%	571	0.3%	121	0.0%	215	0.0%	260	0.0%
Professional Fees		1,468	0.2%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
K	Property Tax	10,333	1.5%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Quickbook Merchant Fees		2,343	0.3%	483	0.3%	3,769	0.5%	2,951	0.4%	1,783	0.3%
Referral Fee		6,198	0.9%	1,248	0.7%	7,723	0.9%	5,456	0.7%	4,754	0.7%
Rental Fee		55	0.0%	55	0.0%	-	0.0%	-	0.0%	-	0.0%
I-2	Sales Associates	-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Sercurity		715	0.1%	294	0.2%	695	0.1%	701	0.1%	500	0.1%
Showroom/Office Maintenance		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Small Equipment		-	0.0%	-	0.0%	-	0.0%	-	0.0%	-	0.0%
Storage (Equip & Supplies)		1,477	0.2%	303	0.2%	1,489	0.2%	-	0.0%	-	0.0%
Telephone		3,432	0.5%	1,114	0.6%	3,821	0.5%	2,914	0.4%	2,972	0.4%
Expenses for Business Use of Home (line 30)											
Total Expenses.....		136,695	20.4%	28,488	15.5%	273,836	33.6%	136,488	18.7%	93,549	13.9%
Net Profit (loss): Line 31.....		162,771	24.2%	59,936	32.6%	128,074	15.7%	166,318	22.8%	158,030	23.5%

Seller Initials/Date:

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Buyer Initials/Date:

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SELLER'S AND BUYER'S DISCLOSURE STATEMENT

Plum Designs + Blinds

Business

12 Jolie Lane, Walnut Creek, CA 94597

Address

Haluk & Valerie Akcam

Jack Chung

Owner/Seller

Owner's Agent

PREFACE TO DISCLOSURE STATEMENT

This series of questions and answers is to inform prospective buyers and sellers about this transaction. It has been done by the parties to provide relevant information and to answer frequently asked questions, but it does not take the place of the buyer's inspection of the business and of its financial and other records nor does it take the place of the seller's examination and assessment of the buyer. These things must be carefully examined and approved by the parties. This information is not a warranty. **The broker has not verified the accuracy or completeness of any of the information supplied here by the parties. Please note that this document requires the buyer's signature in order to be fully executed.**

Business Team may recommend an SBA lender(s) to help finance the business purchase because our experience has shown that dealing with an experienced lender usually makes a big difference both in reducing the length of time it takes to close a loan and increasing the chances of getting a loan at all. We would like you to be aware that in some cases Business Team is paid a referral fee by the lending bank, which is part of the commission the bank pays its loan agents.

Also, by signing below, you agree that we have advised you not to make any false or misleading statements to the bank for the purpose of securing a loan.

Business Team may also assist in the negotiations of a new lease, if required, for the business premises and in some cases we share fees with another broker or are paid by the property owner. By your signatures on page 6 of this Disclosure Statement, you acknowledge that we have told you about these fees.

FOR THE SELLER

If you answer yes to any questions please attach an explanation.

A. Business Conditions	Yes	No
1. Are you aware of any circumstances in the industry or market area of the business that may adversely affect the future profitability of the business?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Are there any revenues or expenses of the business that are not clearly reflected in the financial statements you will be presenting to a buyer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Is the business in default on any of its financial or contractual obligations?	<input type="checkbox"/>	<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 proceedings of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is there anyone customer who accounts for more than 10% of annual gross sales? If yes, list each name and indicate the approximate percentage of the annual gross sales and any relationship to the business or its owners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Are there any commitments to employees or independent contractors regarding future compensation increases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Are you aware of any prior or pending claims that may cause an increase in insurance, including worker's compensation premiums?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Are there any suppliers who have a personal or special relationship with the business or its owners? If yes, list them by name and indicate the approximate amount of annual purchases from such suppliers and describe those relationships.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does your business use independent contractors?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

seller's initial
date
buyer's initials
date
seller's initial
date
buyer's initials
date

- | | Yes | No |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|
| 10. If the answer to the previous question is yes, have you verified with the applicable government agencies that they are correctly classified? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Are any of the employees or independent contractors related to any of the owners of the business, or to one another? If yes, list them by name and describe their relationship. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Have you had or do you anticipate any disputes with the landlord or deferred maintenance with the premises the business occupies? | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. Is there any equipment or inventory located in the business that it does not own? | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. Is there any equipment used in the business that is not in good and operable condition, or for which maintenance has been deferred or is not suitable for the current usage? | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. Are there any terms or conditions of the premises lease with which the business or the landlord are not in full compliance? | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the business a franchise or a distributorship? If yes, please provide a copy of each such franchise or distributorship agreement. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Have there been any deaths, violent crimes or other criminal activity on the premises within the last three years? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. 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 contaminate soil or water? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

<u> </u>	<u> </u>
seller's initials	date

<u> </u>	<u> </u>
seller's initials	date

<u> </u>	<u> </u>
buyer's initials	date

<u> </u>	<u> </u>
buyer's initials	date

Yes No

19. Have coupons or gift certificates been issued which remain Outstanding?

☐ ☒

~~20. Has all work in/on the premises received permits?~~

☐ ☐

B. Regulations

1. Is the business or its operator required to have any licenses or permits other than a local business license?

☒ ☐

2. Must the new owner personally qualify for any license or permit?

☒ ☐

3. Are you aware of any pending zoning changes, redevelopment or nearby major construction that might affect your business?

☐ ☒

4. Are there any alleged violations filed or under investigation by authorities issuing licenses or permits or by the following agencies?

	Yes	No		Yes	No
1. Police Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. EEOC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Health Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. EDD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Fire Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>	11. ABC	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Building Inspector	<input type="checkbox"/>	<input checked="" type="checkbox"/>	12. IRS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Zoning Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. BOE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Water Pollution	<input type="checkbox"/>	<input checked="" type="checkbox"/>	14. EPA	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Franchise Tax Board	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15. INS	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. OSHA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	16. BAR	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			17. Any other	<input type="checkbox"/>	<input checked="" type="checkbox"/>

seller's initials date

buyer's initials date

seller's initials date

buyer's initials date

C. Other

- | | Yes | No |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|
| 1. Does the business have any of the following? | | |
| 1. Union or other employment agreements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Employee stock ownership plan (ESOP) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Un/under funded pension liabilities | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Back wages, vacation pay, sick leave or claims for same | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Unpaid medical or insurance premiums | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Lease agreements (other than the premises) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Equipment maintenance agreements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Advertising contracts (including yellow pages) | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Outstanding contracts or agreements | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Pending or threatened litigation | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Unresolved insurance claims | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Product liability exposure | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Customer warranty obligations | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Tax or Worker's Comp refunds | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Anticipated supplier rebates | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | Yes | No |
| 2. Are there any other facts or conditions not disclosed above that may adversely affect the operation of the business or a buyer's decision to purchase? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Have you verified the correctness of all marketing information, including financial summaries, prepared by broker? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

By signing below owner/seller certifies that the above information and any supplemental explanations are true and correct and agrees to immediately notify Broker of any material changes.

Seller Signature

date

buyer's initials

date

Seller Signature

date

buyer's initials

date

FOR THE BUYER

- | | Yes | No |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1. Have you been the subject of any bankruptcy filing, assignment for benefit of creditors or insolvency proceedings of any kind during the last five years, or consulted with any attorney or advisor regarding such proceedings? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Have you determined the amount of operating capital sufficient for this business and do you have that amount? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Have you been late or defaulted on a business premises or equipment lease? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Is there anything about your business operating or credit history that would make it difficult for you to operate this business or would, if disclosed to the seller, change his mind about selling to you? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Are there any personal reasons why you might be denied any of the necessary licenses or permits to operate this business? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Have you ever been convicted of a felony? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are there any other facts or conditions not disclosed above that might affect your ability to operate this business and fulfill the terms of your purchase agreement? | <input type="checkbox"/> | <input type="checkbox"/> |

By signing below, buyer(s) certifies that the above information he has provided is true and correct. In addition, buyer(s) warrants that any and all representations made to seller or broker regarding financial statements, experience and education are true and correct. Buyer represents that he is either capable of investigating suitability, business performance and environmental hazards himself or will employ suitable professional assistance to do so. **Buyer is hereby advised to conduct Phase 1 testing.** *Buyer acknowledges receipt and approval of pages 1-5, signed by the seller, of this disclosure statement*

Buyer	date
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Buyer's Agent

Buyer _____ date _____

By signing below, seller(s) acknowledges receipt and approval of a completed copy of this disclosure statement signed by the buyer(s).

<u>Seller</u>	<u>date</u>
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Seller's Agent

Seller	date
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Seller's Disclosure Explanations

A5. – In 2024: Single customer C.Z. had a \$115,917 order. No relationship to the owners.

A9. – D52 contractor's license

B1 & B2 – D52 contractor's license