



BEE INVESTMENT, INC.

DBA : BEE COMMERCIAL

3600 Wilshire Blvd. #200 Los Angeles, CA 90010 Tel : 213-380-8600 Fax : 213-380-8058
 5730 Beach Blvd. #200 Buena Park, CA 90621 Tel : 714-523-8600 Fax : 714-690-2961

THIS IS A CONTRACT AND INTENDED TO BE LEGALLY BINDING AGREEMENT. PLEASE READ CAREFULLY

AGREEMENT

*** IF I MAKE A PURCHASE THROUGH YOUR OFFICE I AM NOT LIABLE FOR ANY COMMISSION.**

BUSINESS NAME: <i>BREAKFAST DINER / CAFE - 6 Day Open</i>				DIRECTION OR MEMO :
BUSINESS ADDRESS OR PROPERTY ADDRESS : <i>By signing and returning this form, DBA and address will be given</i>				<i>Absentee-owner Closed on Mondays</i>
BUSINESS HRS.	LEASE & OPTION	RENT & CONDITION	EMPLOYEE & WAGES	STORE SIZES
<i>7 am - 3 pm Tue - Sun</i>	<i>1 + 10 (New)</i>	<i>\$2,750 w/3 NET</i>	<i>11 & \$16,500</i>	<i>Approx. 1540 Sq. Ft</i>
GROSS SALES	EXTRA INCOME	POSSIBLE NET INCOME	ASKING PRICE	REQUIRED CASH DOWN
<i>\$68,417/Mo</i>	<i>N/A</i>	<i>\$17,500/Mo</i>	<i>\$679,000</i>	<i>30% Down for SBA</i>
BUSINESS NAME:				DIRECTION OR MEMO :
BUSINESS ADDRESS OR PROPERTY ADDRESS :				
BUSI. HRS.	LEASE & OPTION	RENT & CONDITION	EMPLOYEE & WAGES	STORE SIZES
GROSS SALES	EXTRA INCOME	POSSIBLE NET INCOME	ASKING PRICE	REQUIRED CASH DOWN
BUSINESS NAME:				DIRECTION OR MEMO :
BUSINESS ADDRESS OR PROPERTY ADDRESS :				
BUSI. HRS.	LEASE & OPTION	RENT & CONDITION	EMPLOYEE & WAGES	STORE SIZES
GROSS SALES	EXTRA INCOME	POSSIBLE NET INCOME	ASKING PRICE	REQUIRED CASH DOWN

THE UNDERSIGNED HAS NO PVIOUS KNOWLEDGE OR INFORMATION WHATSOEVER ON THE BUSINESS LISTED ABOVE.

In consideration of BEE INVESTMENT, INC. ("BEE") disclosure of the information regarding the above listed business(es) or any other business(es) which "BEE" may introduce to the undersigned, the undersigned agrees as follows:

- 1) The undersigned shall use such information solely for the purpose of evaluation and purchase of the listed business(es) and shall not disclose such information to anyone except to his/her counsel or advisor without prior written consent of "BEE".
- 2) The undersigned shall not contact, purchase from, or otherwise communicate to, the seller/owner of the listed business(es) or his/her employees, representatives or agents without engaging "BEE" and without prior written consent of "BEE".
- 3) Should the undersigned desire or intend to purchase, lease or come into possession of the business(es) within one (1) year from the date hereof, the undersigned shall deal and purchase through "BEE" so that "BEE" may have an opportunity to collect its brokerage commission from the seller/owner. In the event that the undersigned should purchase, lease or come into possession of the business(es) without dealing through "BEE" within one (1) year from the date hereof, the undersigned shall pay "BEE" the sum equal to ten percent (10%) of the Asking Price set forth hereinabove plus reasonable attorney's fees incurred for collection of the said sum. Should the undersigned become a manager, partner, owner, director, officer of the business(es) or connected with the business(es), or should the undersigned start any business independently at any of the location listed hereinabove within said one-year period, such act shall be equivalent to and constitute a purchase of the business(es) for the purpose of this agreement. The undersigned agree to all of the foregoing regardless of whether "BEE" has an active listing.
- 4) Should "BEE" bring an action or proceeding to enforce the terms hereof or to collect the said sum, "BEE" shall be entitled to reasonable attorney's fees and costs incurred in such action or proceeding.

WHILE THE INFORMATION AND FIGURES HEREINABOVE ARE BELIEVED TO BE RELIABLE, "BEE" DOES NOT GUARANTEE THEIR ACCURACY AND THE UNDERSIGNED AGREE AND UNDERSTAND THAT IT IS THEIR INDEPENDENT DUTY TO VERIFY THE ACCURACY OF THE INFORMATION AND TO OBTAIN LEGAL ADVICE.

A RECEIPT OF A COPY OF THIS LIST IS HEREBY ACKNOWLEDGED. PLEASE FILL OUT THE FORM BELOW. WE WILL SEND YOU INFORMATION UPON RECEIPT OF YOUR SIGNED NDA FORM

Name : _____ **Name :** _____

Address : _____

Date : 2019

Phone : (Home) _____ **(Cell)** _____

Driver License No # : _____

Agent's Name : Kevin Yong Kim
ON BEHALF OF BEE INVESTMENT, INC.

Signature X _____ **/ X** _____
Buyer

"Do Not speak to any staff or interfere with or interrupt work during your visit"