

SALT MINE BUSINESS SERVICES

www.saltminebiz.com



The business is a fully licensed and equipped collision repair and auto paint center. It was founded in 1998 and is well known in the community. Gross revenue is stable with less than 5% variation between the last three years. There is sufficient space to increase car count without expanding the facility.

Transaction Highlights:

- ✔ Cash flow is \$194,000. Asset value is \$100,000.
- ✔ Stable Work Force. Several employees with tenure of ten years.
- ✔ Asking \$680,000 for the business.
- ✔ Building is 9,160 sq foot. Lot is 1.624 acres. Asking \$640,000.
- ✔ Marketed at \$1,320,000 by:

Bryan Baese
O (830) 302-7973
M (512) 695-2678
bryan@saltminebiz.com

While believed to be accurate, the information presented above has not been verified. Final responsibility for verification rests with the Buyer. Broker takes no responsibility.

**Bastrop County Auto Body
Marketed by Salt Mine Business Services
In Association with
Homecity Real Estate**

1. The undersigned ("The Recipient") enters into this Non-Disclosure Agreement with and for the benefit of Salt Mine Business Services ("The Broker").

2. The Broker has provided or will provide to the Recipient certain financial, and/or business related information (collectively the "Information") regarding the Company (named above) to facilitate an evaluation by the Recipient. The Recipient acknowledges that the information is highly confidential and proprietary to the Company. The Recipient shall not at any time, furnish, copy, reproduce or distribute, in whole or in part, directly or indirectly, the Information to anyone, except Recipient's financial advisors and investors, who may be furnished with the information for the sole purpose of advising the Recipient as to the structure of any proposed purchase of the Company. The Recipient will keep permanently confidential the Information and will use the Information only for the purpose set forth above. The Recipient shall not contact the company to discuss the sale or purchase of the Company or the Information without prior written consent of the Broker. Further, the Recipient shall not contact the Company's employees, customers, vendors, landlord, or any person or entity affiliated with the Company. **In Plain English: Discretion is important. The buyer has to keep everything to himself.**

3. The Recipient hereby indemnifies and holds harmless the Broker, and its agents, representatives, employees and attorneys, from and against any and all claims, liabilities, actions, causes of action and damages, arising from or relating to any injury or loss arising out of, from, or attributed to the transactions or matters subject hereof, of the actions, omissions, wrongful conduct or other breach of this Non-Disclosure Agreement by Recipient, which indemnification shall include, without limitation, reimbursement of attorney's fees and expenses incurred by the Broker in connection herewith. The Information is believed to be accurate, it is subject to change, error, or withdrawal without notice. The Company and the Broker expressly disclaim any and all liability for representations or warranties, expressed or implied, contained in the information, or, for omissions from it. The Company reserves the right to require the return of the Information at any time. **In Plain English: It's up to the buyer to verify everything. If something goes wrong you can't sue the broker.**

4. Should Recipient choose to present an offer to purchase the Company, Recipient agrees that the offer will be made through Bryan Baese / dba Salt Mine Business Services and that the offer will have language that allows for a commission to be paid to Bryan Baese for 10% of the sales price. **In Plain English: If the buyer makes an offer, it has to come through the Broker. No side deals.**

5. This Agreement contains the entire agreement between parties. If one or more of the provisions contained herein shall be held to be invalid, illegal or unenforceable, the balance of this Agreement shall remain in full force and in effect. This Agreement shall be binding upon the parties' successors and assigns. This Agreement may not be assigned by the Recipient without prior written consent of the Broker. No ambiguity herein shall be resolved presumptively against any party. This Agreement shall be governed in accordance with the laws of the State of Texas, and the obligations of the parties are performable in Comal County, State of Texas, where venue shall lie for any actions brought hereunder.

RECIPIENT:

Name (Company name if applicable)

Street

Print Name

City

State

Zip

Signature

Date

Phone

Email

BUYER FINANCIAL STATEMENT

Name(s) _____

Street Address _____

City _____ State _____ Zip _____

ASSETS

Cash	_____
Stocks / Bonds	_____
US Government Securities	_____
Loans & Notes Receivable	_____
Cash Surrender of Life Insurance	_____
Value of Businesses Owned	_____
Real Estate (Primary Residence)	_____
Real Estate (Other)	_____
Automobiles	_____
Other Personal Property	_____
Retirement Accounts	_____
Other Assets	_____

TOTAL ASSETS \$ _____

LIABILITIES

Current Liabilities (Credit Cards & Other Accounts)	_____
Mortgages (Primary Residence)	_____
Other Loans Against Real Estate	_____
Auto Loans	_____
Other Liabilities	_____

TOTAL LIABILITIES \$ _____

NET WORTH \$ _____

Signature _____

Date _____



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A licensee holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Icon Realty LLC	9004907		(214)577-9589
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryan Beales	573299	bryanb@iconrealtyllc.com	(512)285-3579
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov