



TURNKEY CAFÉ FOR SALE

Request for Marketing Information Package and Confidentiality Agreement

This **Request for a Marketing Information Package** is intended solely for the Prospective Purchaser's limited use in evaluating the potential acquisition of **Turnkey Café for sale**, located at **9900 Block of Bellaire Blvd, Harris County, Houston, TX 77036** (the "Property").

The information contained in the Marketing Information Package, including but not limited to rent rolls, financial statements, tenant lists, lease agreements, operating expenses, and other business-related data, is confidential. By receiving this information, you (the "Prospective Purchaser") agree to hold and treat it in the strictest of confidence, not to disclose it to any third party without the prior written consent of the Owner's Broker, and not to use it in any manner detrimental to the Owner's interests.

The marketing information is provided for the sole purpose of evaluating the Property and is not an offer to sell. The Owner and ABC Advisors dba ABC Realty Advisors make no representations regarding the accuracy or completeness of the information and assume no liability for errors or omissions.

The confidentiality obligations set forth herein shall remain in effect for a period of **1 years** from the date of this agreement or until such time as the information becomes publicly available through no fault of the Prospective Purchaser.

The Prospective Purchaser may share the information with its employees, advisors, and legal counsel, provided they agree to be bound by confidentiality obligations similar to those in this agreement.

THIS MARKETING INFORMATION SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THIS MARKETING INFORMATION.

PLEASE DO NOT TALK TO THE EMPLOYEES AND/OR OTHERS

If the Prospective Purchaser decides not to pursue the acquisition or discontinue negotiations, all marketing materials must be returned to the Owner's Broker, and the Prospective Purchaser must certify that all copies have been destroyed.

Any unauthorized disclosure of confidential information shall entitle the Owner to seek injunctive relief, damages, or any other available legal remedy.

Prospective Purchaser has authorized _____ (hereinafter referred to as "Prospective Purchaser's Broker") as its exclusive broker or advisor in its negotiations concerning the Property. The marketing information furnished to Prospective Purchaser's Broker will not be used for any purpose other than for evaluating a possible transaction involving the Property with the Prospective Purchaser.

ACKNOWLEDGED AND AGREED THIS ____ DAY OF _____, 2025.

Prospective Purchaser (typed)

Prospective Purchaser's Broker (if any)

Authorized Signatory (Principal)

Authorized Signatory (Broker)

Street Address/City/State/Zip

Street Address/City/State/Zip

Telephone/Fax

Telephone/Fax

E-mail Address

E-mail Address