

COMMERCIAL FOR SALE

PRIME AUTO REPAIR AND SALES

560 RIVER STREET, HAVERHILL, MA 01832



OFFERING MEMORANDUM

KW COMMERCIAL | ANDOVER

138 River Road Suite 107
Andover, MA 01810



Each Office Independently Owned and Operated

PRESENTED BY:

JANET FAULKNER

Director

O: (800) 281-1316

inquiry@faulknercommercial.com

LAUREN DEFRANCESCO

Commercial Advisor

O: (800) 281-1316

inquiry@faulknercommercial.com

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DISCLAIMER

560 RIVER STREET



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Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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560 RIVER STREET

Property Information

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY PHOTOS

FLOOR PLAN

PROPERTY SUMMARY

560 RIVER STREET



PROPERTY SUMMARY

Building SF:	4,184
Lot Size:	0.47 Acres
Parking:	20 Spaces
Price:	\$1,400,000
Year Built:	1960

PROPERTY OVERVIEW

- * Established business with over 30 years of successful operation.
- * Turnkey opportunity – includes real estate, equipment, and licenses.
- * Prime Northern Essex County location with 100 feet of frontage on a major roadway.
- * Fully licensed for auto repair, state inspections, and used car sales.
- * Five overhead doors, three shop areas, and three lifts.

LOCATION OVERVIEW

Prime location with excellent visibility and access. Situated on a major roadway surrounded by established businesses and residential neighborhoods, the property benefits from steady traffic flow and convenient proximity to I-495 and surrounding communities.

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PROPERTY DESCRIPTION

560 RIVER STREET



PROPERTY DESCRIPTION

Seize this opportunity to acquire both the real estate and operating assets of a well-established auto repair and used car sales business located in a prime Northern Essex County location.

With over 30 years of successful operation, this respected business is fully licensed for auto repairs, state inspections, and used vehicle sales- a turn-key acquisition for an owner-operator or investor. The property features 100 feet of frontage on a high-visibility primary road, ensuring steady traffic and strong exposure.

The facility includes five overhead doors serving three shop areas, three lifts, a professional office and reception area, ample parking for 25–30 vehicles, and a large pylon sign.

The sale includes all business assets, equipment, fixtures, furniture, and transferable licenses, offering a seamless transition and immediate operational capability. Seller financing available for a qualified buyer.

A Non-Disclosure Agreement must be signed before discussing financial information.

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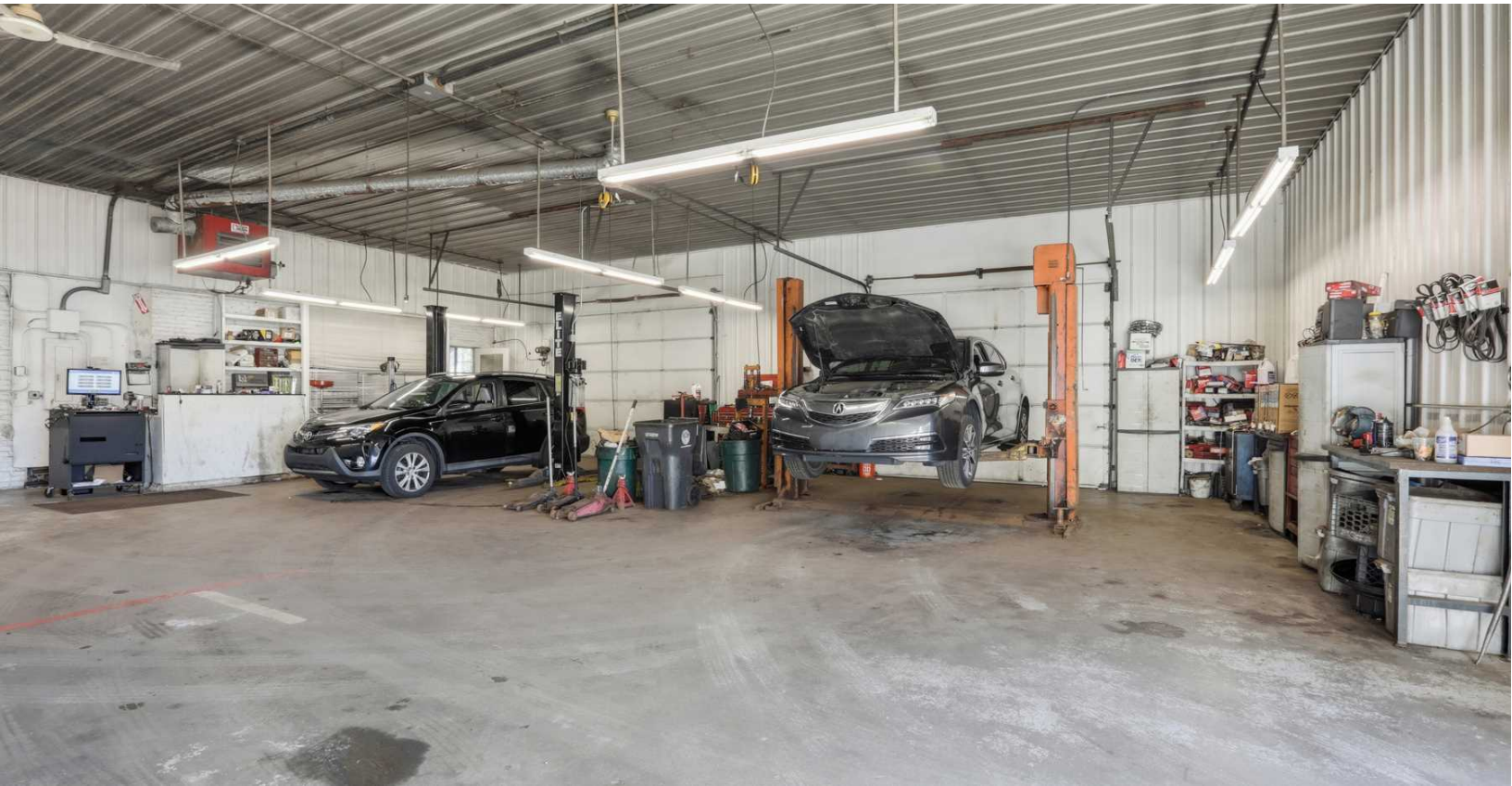
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PROPERTY PHOTOS

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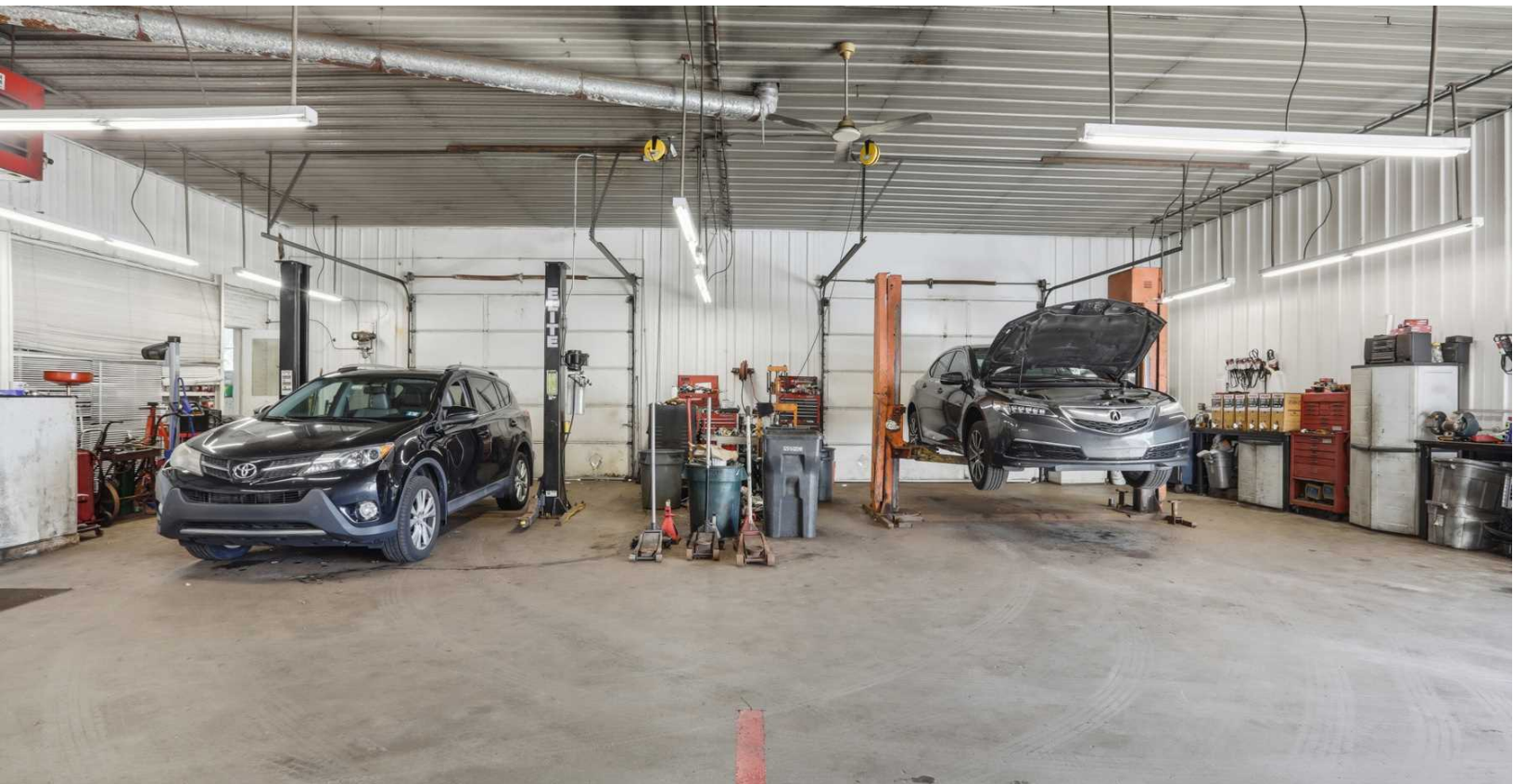
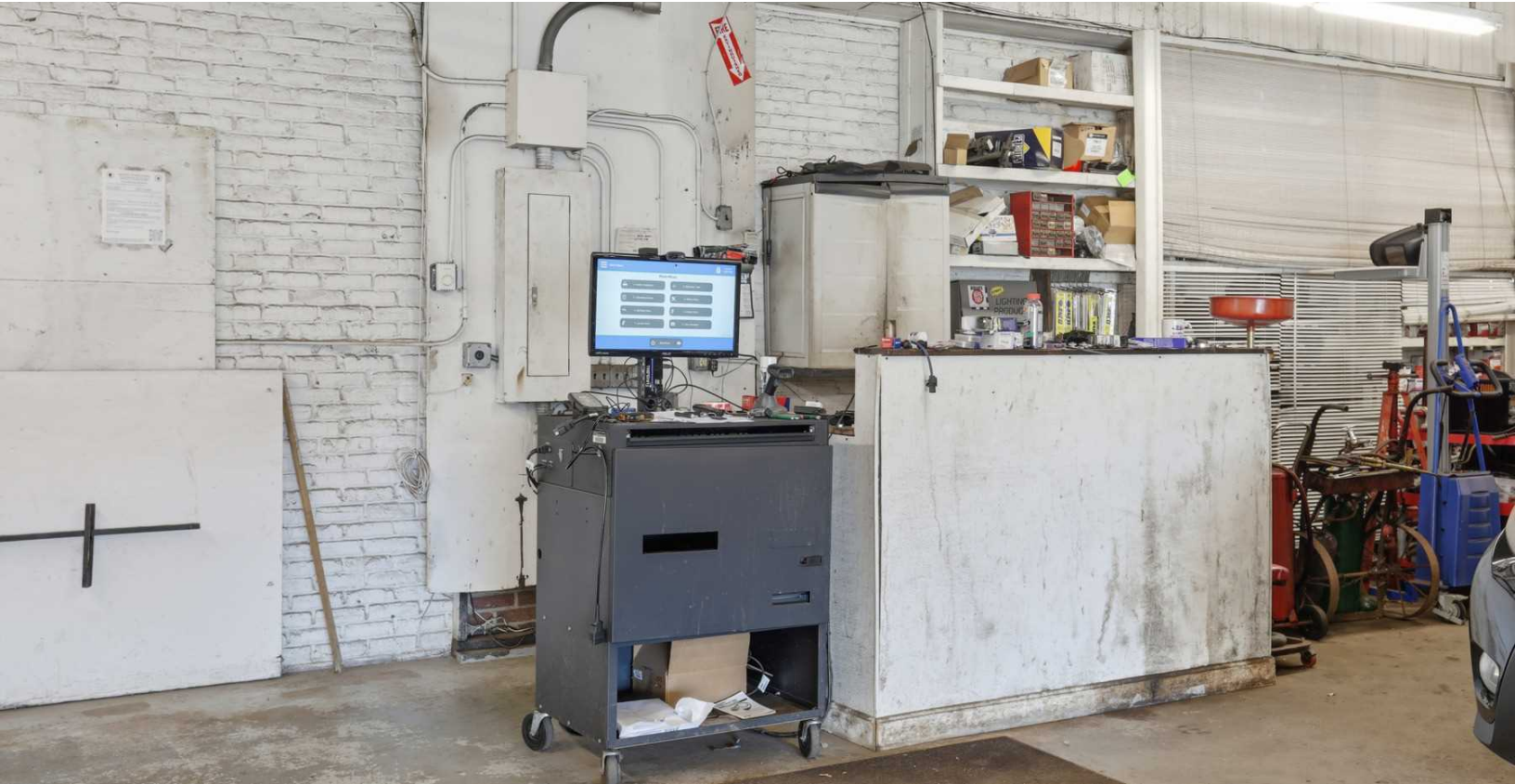
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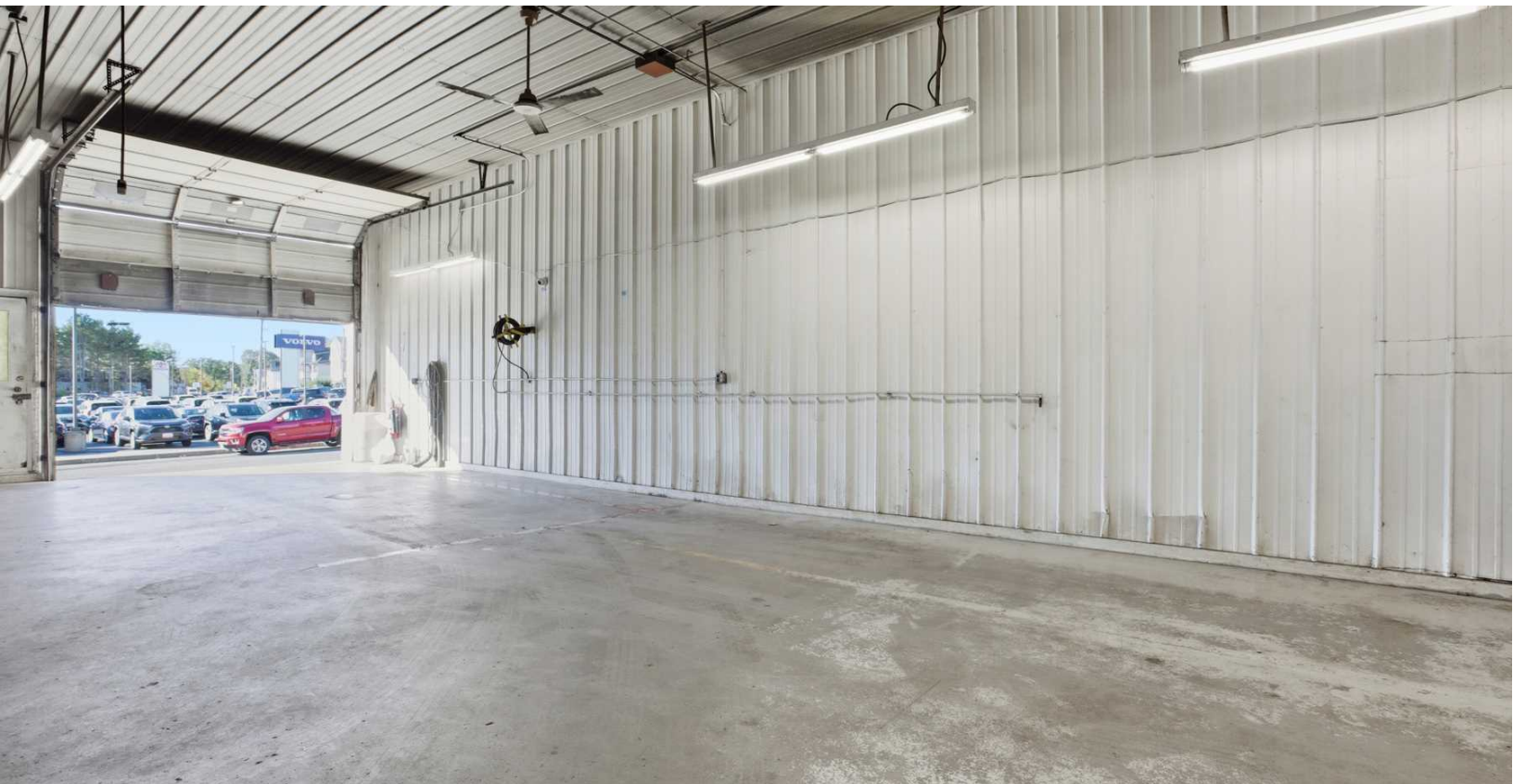
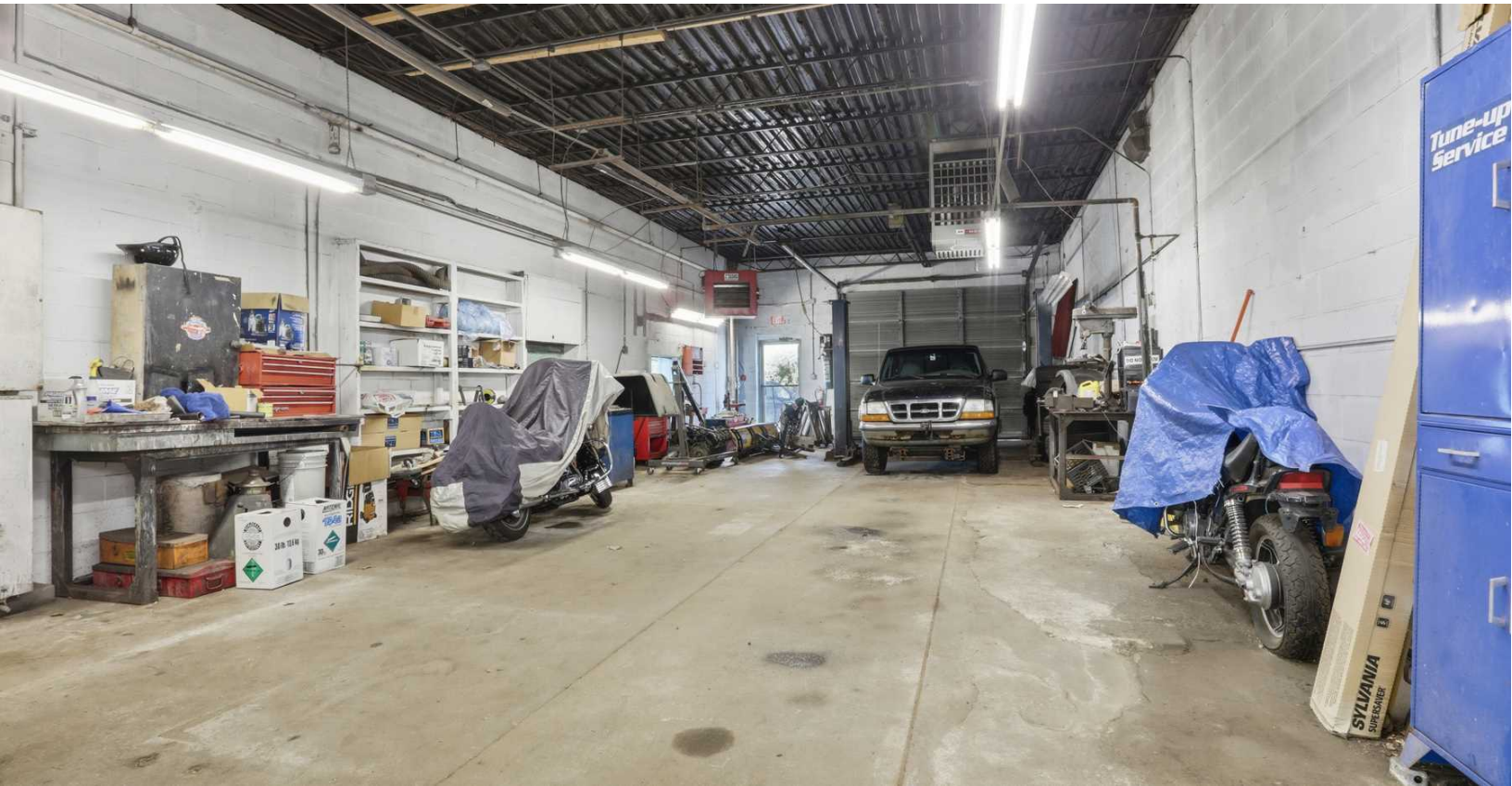
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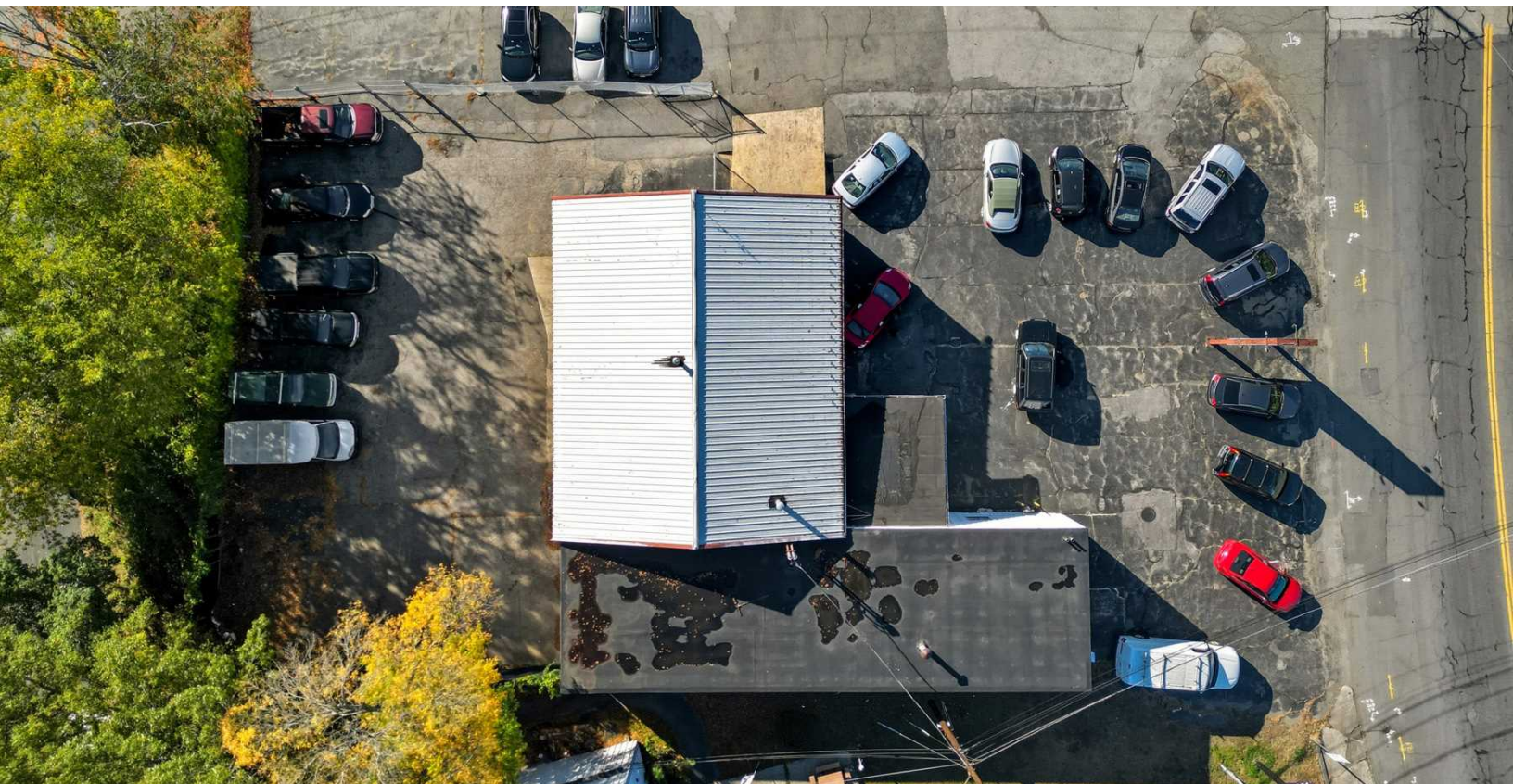
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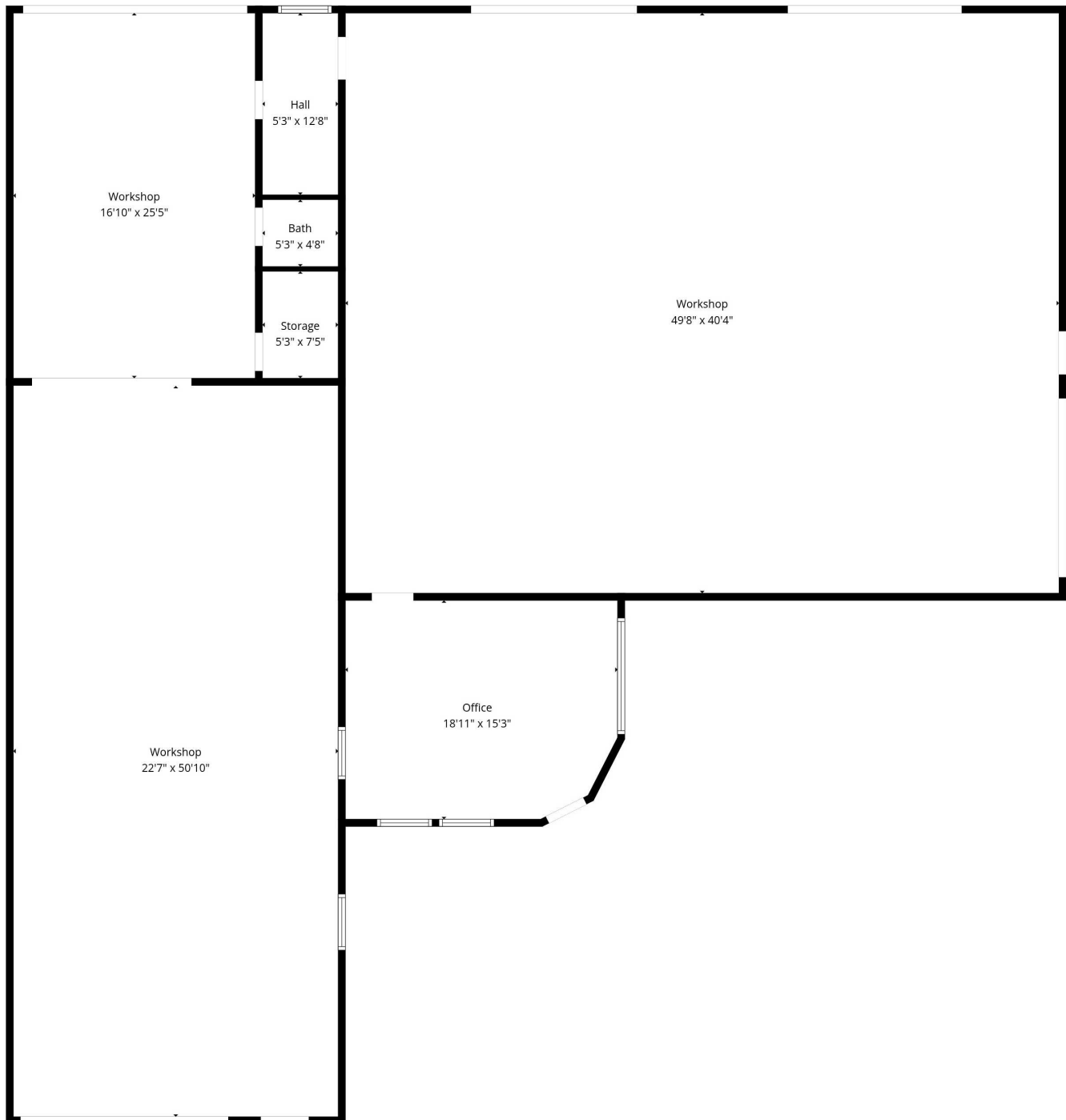
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FLOOR PLAN

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Location Information

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AERIAL MAP
LOCATION MAP
REGIONAL MAP

AERIAL MAP

560 RIVER STREET



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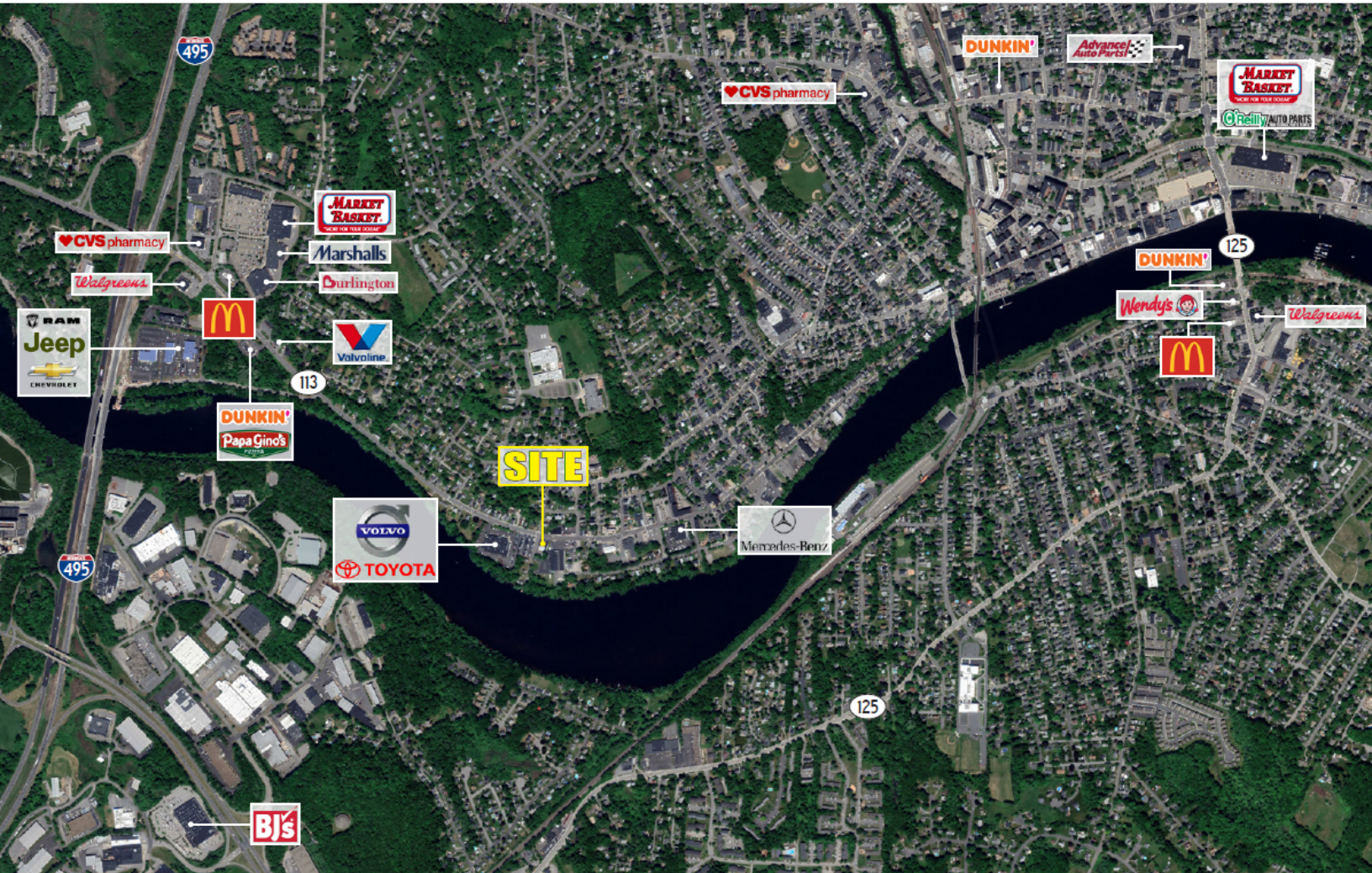
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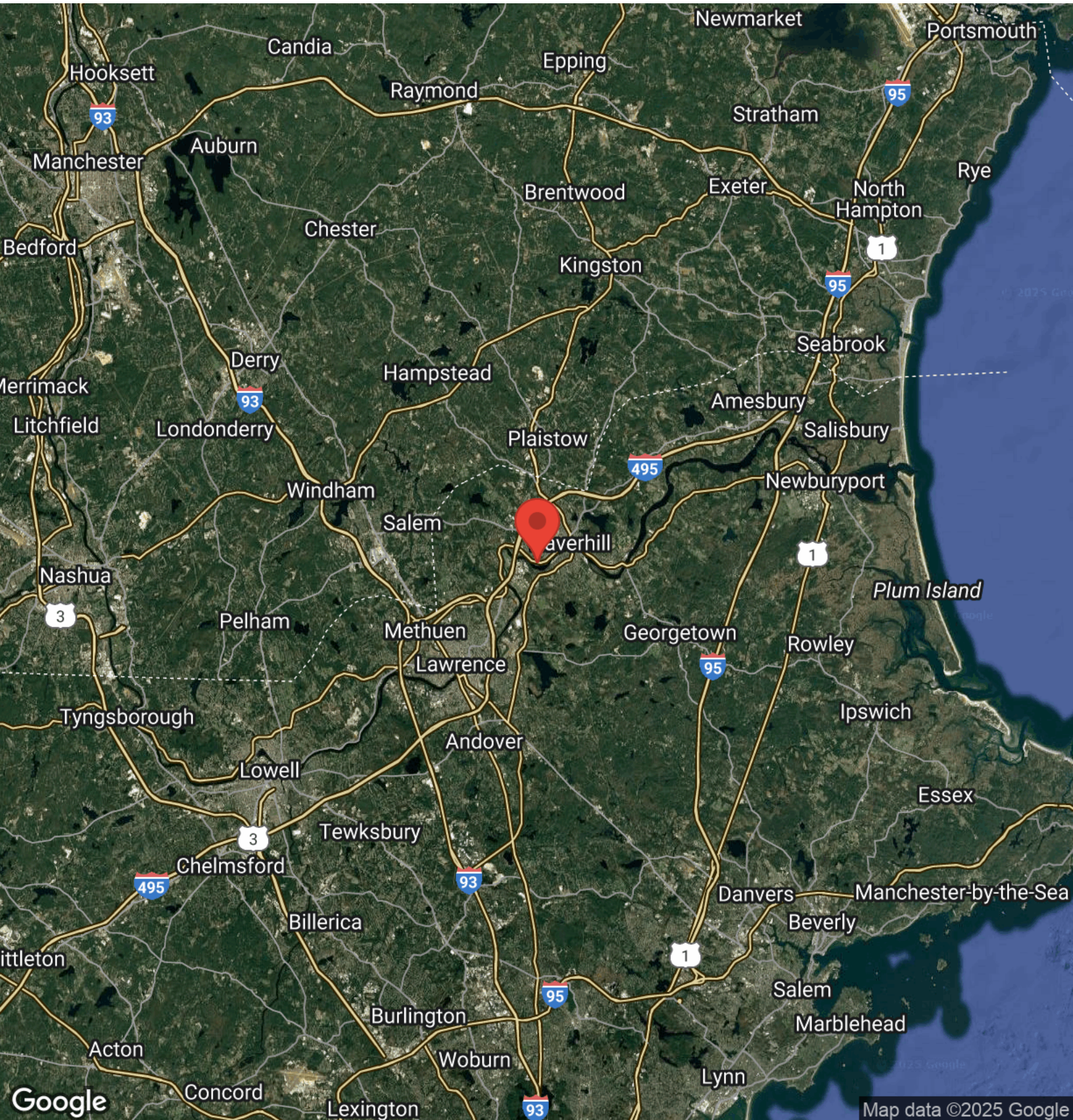
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REGIONAL MAP

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560 RIVER STREET

Demographics

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TRAFFIC COUNT REPORT
DAYTIME EMPLOYMENT REPORT
CONSUMER SPENDING REPORT
DEMOGRAPHIC SUMMARY REPORT
DEMOGRAPHIC TREND REPORT
DEMOGRAPHICS

Traffic Count Report

560 River St, Haverhill, MA 01832

Building Type: **General Retail**

Secondary: -

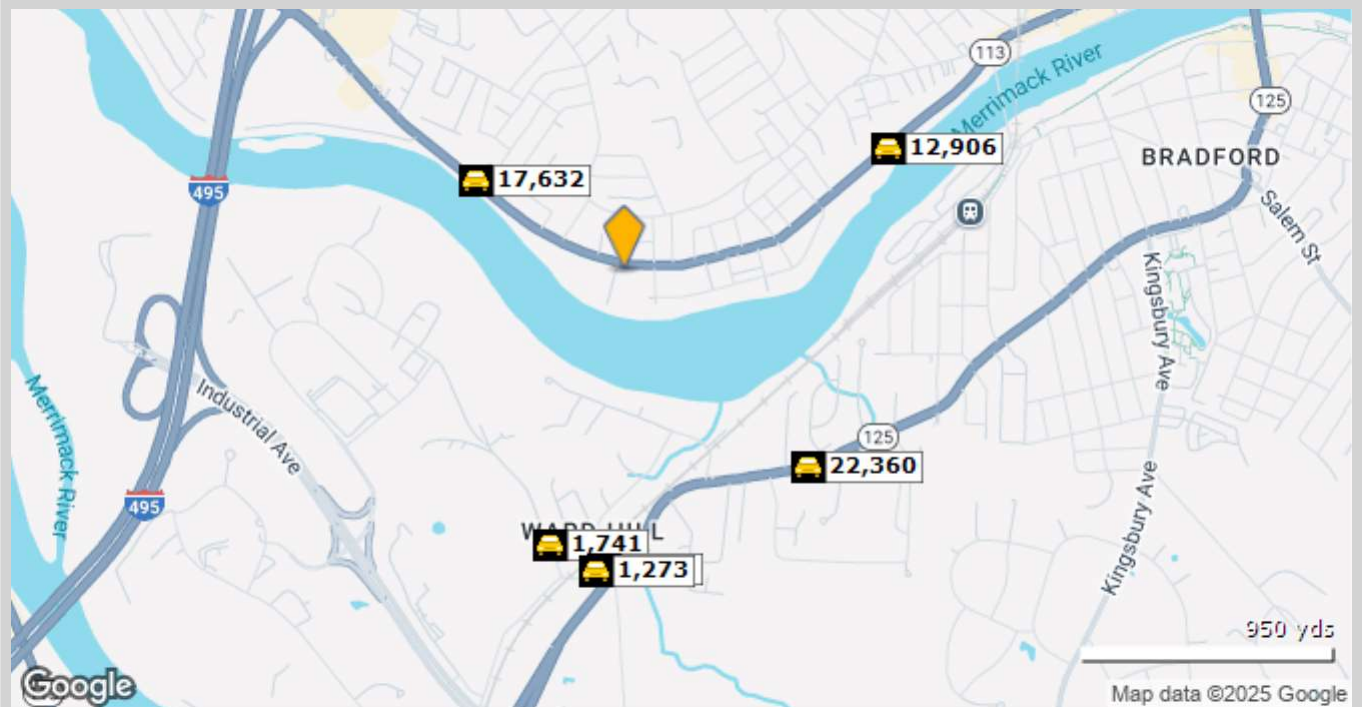
GLA: **4,184 SF**

Year Built: **1960**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	River St	Cliffe Ave	0.06 SE	2025	17,632	MPSI	.38
2	S Main St	Glen Meadow Rd	0.04 E	2025	22,360	MPSI	.58
3	S Riverview St	Rainbow Dr	0.04 SE	2018	1,741	MPSI	.61
4	Ferry Road	S Main St	0.02 SE	2025	1,319	MPSI	.64
5	Ferry Road	S Main St	0.02 SE	2024	1,321	MPSI	.64
6	River St	Varnum St	0.15 SW	2025	13,081	MPSI	.64
7	RIVER STREET	Varnum St	0.15 SW	2024	12,906	MPSI	.64
8	Ferry Rd	Industrial Ave	0.40 SW	2025	1,269	MPSI	.64
9	Ferry Rd	Industrial Ave	0.40 SW	2024	1,273	MPSI	.64
10	Ferry Rd	Industrial Ave	0.40 SW	2024	1,273	MPSI	.64

Daytime Employment Report

1 Mile Radius

560 River St, Haverhill, MA 01832

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **4,184 SF**

Rent/SF/Mo: -

Year Built: **1960**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	444	4,531	10
Retail & Wholesale Trade	79	1,151	15
Hospitality & Food Service	25	401	16
Real Estate, Renting, Leasing	19	99	5
Finance & Insurance	27	107	4
Information	7	138	20
Scientific & Technology Services	31	257	8
Management of Companies	0	0	0
Health Care & Social Assistance	102	322	3
Educational Services	9	306	34
Public Administration & Sales	3	33	11
Arts, Entertainment, Recreation	9	318	35
Utilities & Waste Management	9	82	9
Construction	32	186	6
Manufacturing	42	916	22
Agriculture, Mining, Fishing	0	0	0
Other Services	50	215	4

Consumer Spending Report

560 River St, Haverhill, MA 01832

Building Type: **General Retail**

Secondary: -

GLA: **4,184 SF**

Year Built: **1960**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: -



2024 Annual Spending (\$000s)	1 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$142,456	\$1,904,686	\$5,089,963
Total Apparel	\$8,318	\$103,604	\$263,717
Women's Apparel	3,191	40,271	103,708
Men's Apparel	1,659	21,186	54,830
Girl's Apparel	607	7,291	18,374
Boy's Apparel	459	5,401	13,282
Infant Apparel	419	4,894	11,618
Footwear	1,982	24,561	61,905
Total Entertainment & Hobbies	\$18,878	\$257,184	\$693,979
Entertainment	1,956	29,258	79,883
Audio & Visual Equipment/Service	5,279	65,661	165,938
Reading Materials	294	4,090	11,389
Pets, Toys, & Hobbies	3,548	46,368	125,135
Personal Items	7,801	111,807	311,634
Total Food and Alcohol	\$42,881	\$538,227	\$1,376,526
Food At Home	23,168	286,911	717,887
Food Away From Home	16,905	214,615	560,320
Alcoholic Beverages	2,808	36,702	98,320
Total Household	\$22,181	\$313,896	\$871,769
House Maintenance & Repair	4,432	65,065	180,595
Household Equip & Furnishings	8,779	118,524	320,130
Household Operations	6,567	93,057	258,944
Housing Costs	2,403	37,249	112,100

Consumer Spending Report

560 River St, Haverhill, MA 01832

2024 Annual Spending (000s)	1 Mile	5 Mile	10 Mile
Total Transportation/Maint.	\$34,984	\$476,269	\$1,274,349
Vehicle Purchases	15,659	223,447	608,737
Gasoline	9,446	117,378	296,626
Vehicle Expenses	739	12,698	36,678
Transportation	4,453	62,545	173,702
Automotive Repair & Maintenance	4,688	60,201	158,605
Total Health Care	\$6,757	\$91,328	\$244,156
Medical Services	4,010	54,526	147,275
Prescription Drugs	1,969	26,473	69,872
Medical Supplies	778	10,330	27,009
Total Education/Day Care	\$8,457	\$124,177	\$365,466
Education	5,304	77,663	229,008
Fees & Admissions	3,153	46,514	136,458

Demographic Summary Report

560 River St, Haverhill, MA 01832

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **4,184 SF**

Rent/SF/Mo: -

Year Built: **1960**



Radius	1 Mile		5 Mile		10 Mile	
Population						
2029 Projection	12,748		157,365		379,827	
2024 Estimate	13,083		159,264		381,526	
2020 Census	14,040		164,392		388,839	
Growth 2024 - 2029	-2.56%		-1.19%		-0.45%	
Growth 2020 - 2024	-6.82%		-3.12%		-1.88%	
2024 Population by Hispanic Origin	5,154		60,914		113,719	
2024 Population	13,083		159,264		381,526	
White	7,098	54.25%	89,673	56.30%	241,667	63.34%
Black	726	5.55%	7,172	4.50%	12,622	3.31%
Am. Indian & Alaskan	43	0.33%	534	0.34%	991	0.26%
Asian	266	2.03%	4,065	2.55%	14,938	3.92%
Hawaiian & Pacific Island	8	0.06%	41	0.03%	76	0.02%
Other	4,942	37.77%	57,779	36.28%	111,233	29.15%
U.S. Armed Forces	0		44		86	
Households						
2029 Projection	4,872		58,061		138,987	
2024 Estimate	5,003		58,741		139,519	
2020 Census	5,371		60,513		142,001	
Growth 2024 - 2029	-2.62%		-1.16%		-0.38%	
Growth 2020 - 2024	-6.85%		-2.93%		-1.75%	
Owner Occupied	2,397	47.91%	33,742	57.44%	90,560	64.91%
Renter Occupied	2,606	52.09%	24,999	42.56%	48,959	35.09%
2024 Households by HH Income	5,003		58,742		139,520	
Income: <\$25,000	990	19.79%	9,991	17.01%	18,978	13.60%
Income: \$25,000 - \$50,000	1,015	20.29%	9,721	16.55%	19,984	14.32%
Income: \$50,000 - \$75,000	618	12.35%	8,688	14.79%	18,884	13.53%
Income: \$75,000 - \$100,000	801	16.01%	7,495	12.76%	16,105	11.54%
Income: \$100,000 - \$125,000	503	10.05%	6,272	10.68%	14,453	10.36%
Income: \$125,000 - \$150,000	465	9.29%	4,788	8.15%	12,381	8.87%
Income: \$150,000 - \$200,000	366	7.32%	6,473	11.02%	17,147	12.29%
Income: \$200,000+	245	4.90%	5,314	9.05%	21,588	15.47%
2024 Avg Household Income	\$84,311		\$99,540		\$119,104	
2024 Med Household Income	\$70,302		\$78,239		\$93,494	

Demographic Trend Report

1 Mile Radius

560 River St, Haverhill, MA 01832

Building Type: **General Retail**

Total Available: **0 SF**

Secondary: -

% Leased: **100%**

GLA: **4,184 SF**

Rent/SF/Mo: -

Year Built: **1960**



Description	2020		2024		2029	
Population	14,040		13,083		12,748	
Age 0 - 4	837	5.96%	825	6.31%	785	6.16%
Age 5 - 9	918	6.54%	812	6.21%	783	6.14%
Age 10 - 14	1,082	7.71%	875	6.69%	795	6.24%
Age 15 - 19	905	6.45%	878	6.71%	818	6.42%
Age 20 - 24	900	6.41%	846	6.47%	820	6.43%
Age 25 - 29	1,021	7.27%	869	6.64%	818	6.42%
Age 30 - 34	1,169	8.33%	975	7.45%	857	6.72%
Age 35 - 39	1,005	7.16%	981	7.50%	898	7.04%
Age 40 - 44	913	6.50%	946	7.23%	907	7.11%
Age 45 - 49	876	6.24%	846	6.47%	869	6.82%
Age 50 - 54	908	6.47%	787	6.02%	799	6.27%
Age 55 - 59	913	6.50%	769	5.88%	742	5.82%
Age 60 - 64	867	6.18%	759	5.80%	702	5.51%
Age 65 - 69	666	4.74%	683	5.22%	660	5.18%
Age 70 - 74	479	3.41%	519	3.97%	562	4.41%
Age 75 - 79	260	1.85%	350	2.68%	423	3.32%
Age 80 - 84	153	1.09%	194	1.48%	270	2.12%
Age 85+	168	1.20%	170	1.30%	239	1.87%
Age 15+	11,203	79.79%	10,572	80.81%	10,384	81.46%
Age 20+	10,298	73.35%	9,694	74.10%	9,566	75.04%
Age 65+	1,726	12.29%	1,916	14.64%	2,154	16.90%
Median Age	36		37		39	
Average Age	36.90		37.90		39.10	
Population By Race	14,040		13,083		12,748	
White	8,324	59.29%	7,098	54.25%	6,868	53.88%
Black	727	5.18%	726	5.55%	712	5.59%
Am. Indian & Alaskan	85	0.61%	43	0.33%	41	0.32%
Asian	267	1.90%	266	2.03%	260	2.04%
Hawaiian & Pacific Islander	5	0.04%	8	0.06%	7	0.05%
Other	4,625	32.94%	4,942	37.77%	4,859	38.12%

Demographic Trend Report

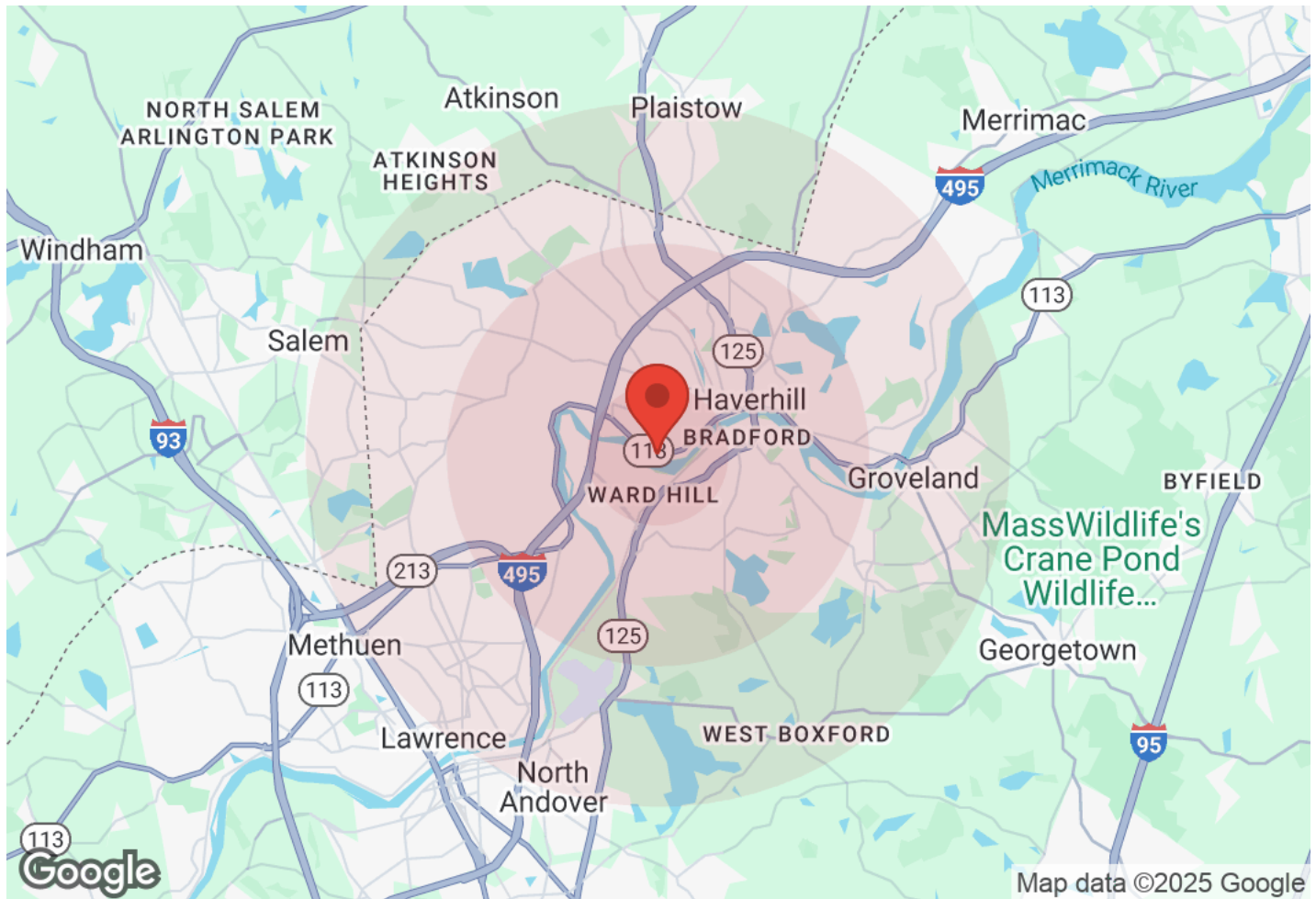
1 Mile Radius

560 River St, Haverhill, MA 01832

Description	2020	2024	2029
Population by Race (Hispanic)	4,949	5,154	5,081
White	745 15.05%	646 12.53%	634 12.48%
Black	150 3.03%	96 1.86%	96 1.89%
Am. Indian & Alaskan	50 1.01%	26 0.50%	25 0.49%
Asian	7 0.14%	12 0.23%	12 0.24%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	3,996 80.74%	4,374 84.87%	4,314 84.90%
Household by Household Income	5,371	5,003	4,872
<\$25,000	1,006 18.73%	990 19.79%	998 20.48%
\$25,000 - \$50,000	1,146 21.34%	1,015 20.29%	966 19.83%
\$50,000 - \$75,000	720 13.41%	618 12.35%	597 12.25%
\$75,000 - \$100,000	939 17.48%	801 16.01%	749 15.37%
\$100,000 - \$125,000	545 10.15%	503 10.05%	482 9.89%
\$125,000 - \$150,000	487 9.07%	465 9.29%	461 9.46%
\$150,000 - \$200,000	283 5.27%	366 7.32%	378 7.76%
\$200,000+	245 4.56%	245 4.90%	241 4.95%
Average Household Income	\$81,714	\$84,311	\$84,583
Median Household Income	\$69,302	\$70,302	\$69,904

DEMOGRAPHICS

560 RIVER STREET



Population	1 Mile	3 Miles	5 Miles
Male	7,526	35,148	83,711
Female	8,217	36,892	86,788
Total Population	15,743	72,040	170,499

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,396	13,368	30,633
Ages 15-24	2,032	8,468	21,610
Ages 25-54	6,539	29,093	69,545
Ages 55-64	1,830	9,733	21,939
Ages 65+	1,946	11,376	26,772

Race	1 Mile	3 Miles	5 Miles
White	9,451	45,666	103,271
Black	1,302	5,684	10,793
Am In/AK Nat	6	29	85
Hawaiian	2	7	17
Hispanic	4,224	17,088	48,780
Asian	449	2,349	4,962
Multi-Racial	261	1,030	2,080
Other	46	180	494

Income	1 Mile	3 Miles	5 Miles
Median	\$92,248	\$91,281	\$91,965
< \$15,000	281	1,981	4,947
\$15,000-\$24,999	432	1,524	3,633
\$25,000-\$34,999	345	1,558	3,582
\$35,000-\$49,999	561	2,434	5,094
\$50,000-\$74,999	769	4,579	9,736
\$75,000-\$99,999	870	3,224	7,222
\$100,000-\$149,999	1,460	5,798	12,486
\$150,000-\$199,999	588	3,238	7,245
> \$200,000	671	4,017	9,841

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,270	29,421	66,084
Occupied	5,976	28,353	63,786
Owner Occupied	2,983	16,463	34,959
Renter Occupied	2,993	11,890	28,827
Vacant	293	1,068	2,298

KW COMMERCIAL | ANDOVER, MA
138 River Road, Suite 107
Andover, MA 01810



Each Office Independently Owned and Operated

Janet Faulkner
Director
O: (800) 281-1316
inquiry@faulknercommercial.com

LAUREN DEFRANCESCO
Commercial Advisor
O: (800) 281-1316
inquiry@faulknercommercial.com



560 RIVER STREET

Additional Information

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DEED
UNOFFICIAL PROPERTY CARD
NDA

I, Ghandour B. Sarkis, Trustee of Sarkis Family Trust, under Declaration of Trust dated April 26, 1984 and recorded at Document No. 194184 at said Registry of Deeds, grant all my right, title and interest of 17 Connell Drive, Salem New Hampshire ~~County, Massachusetts~~

in consideration of One Dollar (\$1.00) Dollar and other valuable consideration

grant to Peter T. Sarkis, Trustee of Sarkis Family Trust

of 560 River Street, Haverhill, Massachusetts with quitclaim covenants ~~therein~~

The land in Haverhill, Essex County, Massachusetts, bounded and described as follows:

WESTELRY: by Maxwell Street, two hundred (200) feet;
NORTHERLY: by River Street one hundred two (102) feet;
EASTERLY: two hundred (200) feet, and
SOUTHERLY: one hundred (100) feet by lot 1, as shown hereinafter mentioned.

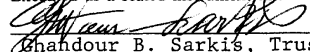
All of said boundaries are determined by the Court to be located as shown upon plan numbered 16246-B drawn by Clinton F. Goodwin, Surveyor, dated May 16, 1972, as modified and approved by the Court, filed with the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 42113 in said Registry, and the above described land is shown as lot 2 on last mentioned plan.

There is appurtenant to the above described land the right to use said Maxwell Street in common with all others entitled thereto.

Being the same premises conveyed to Ghandour B. Sarkis and Peter T. Sarkis, Trustees of Sarkis Family Trust, under Declaration of Trust dated April 26, 1984 and filed as Document No. 194184 in said Registry and being Certificate of Title No. 53422, Document Number 194183.

Michael J Early
114 Washington Street, Resr
Haverhill MA 01832

Executed as a sealed instrument this 22nd day of ~~December~~ JANUARY 1999 98


Ghandour B. Sarkis, Trustee

The Commonwealth of Massachusetts

~~Essex~~ SUFFOLK

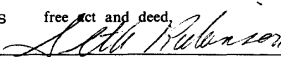
ss.

~~December~~ 22 1999 98
JANUARY

Then personally appeared the above named Ghandour B. Sarkis, Trustee of Sarkis Family Trust

and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Seth I. Robinson
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 25, 2005

Notary Public
Justice of the Peace
19

Unofficial Property Record Card - Haverhill, MA

General Property Data

Parcel ID	508-260-8	Account Number	508-260-8
Prior Parcel ID	--	Property Location	560 RIVER ST
Property Owner	SARKIS FAMILY TRUST PETER T SARKIS-TRUSTEE	Property Use	AUTOREP
Mailing Address	560 RIVER STREET	Most Recent Sale Date	2/4/1999
City	HAVERHILL	Legal Reference	359-70258
Mailing State	MA	Grantor	SARKIS FAMILY TRUST
Zip	01832	Sale Price	100
ParcelZoning		Land Area	0.468 acres

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	136,300	5,100	267,000	408,400

Building Description

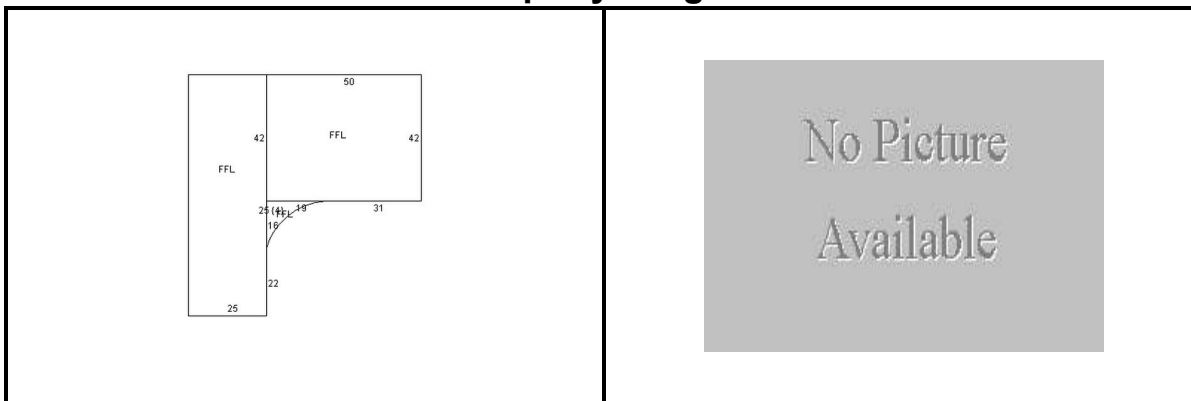
Building Style	REPAIR GAR	Foundation Type	SLAB	Flooring Type	CONCRETE
# of Living Units	1	Frame Type	STEEL	Basement Floor	N/A
Year Built	1960	Roof Structure	GABLE	Heating Type	UNIT HTRS
Building Grade	AVG. (+)	Roof Cover	METAL	Heating Fuel	GAS
Building Condition	Average	Siding	CORREG STL	Air Conditioning	0%
Finished Area (SF)	4184	Interior Walls	MINIMUM	# of Bsmt Garages	0
Number Rooms	0	# of Bedrooms	0	# of Full Baths	0
# of 3/4 Baths	0	# of 1/2 Baths	1	# of Other Fixtures	0

Legal Description

Narrative Description of Property

This property contains 0.468 acres of land mainly classified as AUTOREP with a(n) REPAIR GAR style building, built about 1960 , having CORREG STL exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



Confidential Non-Disclosure Agreement

Property or Business Address: Prime Auto Repair & Sales
Property or Business Ownership:
Owner's Agent: Lauren DeFrancesco, KW Commercial

Owner and or agent have made available for review certain information ("Confidential Information") concerning the referenced property upon the execution of this confidentiality agreement. The confidential information is intended solely for your own limited use in considering whether to pursue negotiation to acquire the referenced property. This is not an agreement to sell the property nor and offer of sale. No agreement shall be binding upon the owner of the property or any of its associates or affiliated companies shall be deemed to exist, at law or equity, until the owner of the property enters into a formal binding purchase and sales agreement.

A portion of the confidential information contains selected information pertaining to the business affairs of the owner and has been prepared from information supplied by the owner and or agent(s). The confidential information does not purport to be all-inclusive or contain all of the information which prospective purchaser may desire. The owner makes no representation or warranty whatsoever, either expressed or implied, with respect thereto.

By executing this confidentiality agreement, you agree that the information provided that is not available in the market place is confidential, that you will hold and treat it in the strictest of confidence and that you will not disclose or permit anyone else to disclose the information to any person, firm or entity without prior authorization of the owner or agent, except that the information may be disclosed to your partners, employees, legal counsel, lenders and consultants, as necessary, in which event you shall be liable to owner if any such person fails to maintain such confidence or discloses such information to any other person without either prior authorization of owner or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any and all proposals or expressions of interest in the property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue acquisition negotiations, you hereby agree to return the confidential information to owner or agent within a reasonable time period. Owner and his agent is the sole intended beneficiary of the terms of this confidentiality agreement. You hereby agree to fully indemnify and hold harmless the owner and its agent for any and all damages owner may incur as a result of your failure to abide by the terms hereunder, including without limitation, reasonable attorneys fees.

Accepted and agreed to this date: _____

Signed: _____ Address: _____

Name: _____ Address: _____

Company: _____ Phone: _____

Title: _____ Email: _____

Liquid funds available to invest: _____ ***Proof of funds may be required prior to any release of information.***

Broker: _____ Brokerage: _____

Signature: _____ Email: _____

Accepted: _____ Printed: _____
Seller or Seller's Representative