

Deli, Bagels & Bakery

Incredible Cash Flow!



Many years of huge success with a loyal customer base, this business is an example of consistent profit and sustainability. With yearly sales grossing in excess of \$1.1 million and an annual cash flow averaging over \$275,000 over the last three years, this is an extraordinarily rare opportunity to buy a tested and true business.

This turn-key business is exclusively listed for sale with V/T Commercial and includes all furniture, fixtures, equipment, leasehold improvements, recipes, the name, a certain lease, and goodwill.

A buyer will need to demonstrate significant financial strength and available capital, as well as a background of successful business experience.

A confidentiality agreement is attached to this package and must be received together with the above referenced information prior to the release of the offering prospectus and any additional material concerning this opportunity.



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Burlington, Vermont 05401



Confidentiality Non-Disclosure Agreement

This Agreement is entered into this _____ day of _____, 20____ by and between _____ with offices at _____ (hereinafter "Recipient") and V/T Commercial Real Estate, Inc. with offices at 208 Flynn Avenue, Studio 2i, Burlington, Vermont (hereinafter "Discloser").

WHEREAS Discloser possesses certain ideas, assets, information and financials relating to the business that is confidential and proprietary to Discloser (hereinafter "Confidential Information"); and

WHEREAS the Recipient is willing to receive disclosure of the Confidential Information pursuant to the terms of this Agreement for the purpose of a possible acquisition of the business and/or real estate;

NOW THEREFORE, in consideration for the mutual undertakings of the Discloser and the Recipient under this Agreement, the parties agree as follows:

1. Disclosure. Discloser agrees to disclose, and Receiver agrees to receive the Confidential Information.

2. Confidentiality.

2.1 No Use. Recipient agrees not to use the Confidential Information in any way, to contact any party or customer that is serviced and/or named by Discloser or to solicit any of Discloser's customers or business that is embodied in Confidential Information, except for the purpose set forth above.

2.2 No Disclosure. Recipient agrees to use its best efforts to prevent and protect the Confidential Information, or any part thereof, from disclosure to any person other than Recipient's employees having a need for disclosure in connection with Recipient's authorized use of the Confidential Information. It is understood and agreed that Recipient's execution of this Agreement shall automatically apply and be bound to any party Recipient may share the Confidential Information with.

2.3 Protection of Secrecy. Recipient agrees to take all steps reasonably necessary to protect the secrecy of the Confidential Information, and to prevent the Confidential Information from falling into the public domain or into the possession of unauthorized persons.

3. Ownership of Confidential Information. Recipient agrees that all Confidential Information shall remain the property of Discloser, and that Discloser may use such Confidential Information for any purpose without obligation to Recipient. Nothing contained herein shall be construed as granting or implying any transfer of rights to Recipient in the Confidential Information, or any patents or other intellectual property protecting or relating to the Confidential Information.

4. Term and Termination. The obligations of this Agreement shall be continuing until the Confidential Information disclosed to Recipient is no longer confidential.

5. Survival of Rights and Obligations. This Agreement shall be binding upon, inure to the benefit of, and be enforceable by (a) Discloser, its successors, and assigns; and (b) Recipient, its successors and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement effective as of the date first written above.

DISCLOSER

Signed: _____ Print Name: _____
Title: _____ Date: _____

RECIPIENT

Signed: _____ Print Name: _____
Title: _____ Date: _____
Email Address: _____
Cell Number: _____