

Unbroker FairVal™ Report

[Client Name
Redacted]



UNBROKER

Sell Your Business. Keep Your Gains.

Welcome



A Trusted Valuation, Built on Real Data

This FairVal™ Report was prepared by Unbroker to provide a clear, professional estimate of value based on real-world data and market benchmarks.

Using our proprietary FairVal™ method, we combine financial analysis with comparable sales from similar businesses to deliver a valuation that is both transparent and grounded in transaction reality. This report provides the foundation for assessing pathways and supporting financing or acquisition decisions.

Unbroker is redefining how small businesses are valued, bought, and sold. Our platform combines expert guidance with modern tools to reduce costs, eliminate excessive fees, and create a seamless experience for buyers and sellers alike.

We look forward to supporting your journey.

// Team Unbroker



Unbroker FairVal™ Report

Business Overview



Net Sales
\$801,610



COGS
\$0



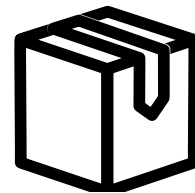
SDE
\$383,021



Employees
3



Equipment
\$250,000



Inventory*
\$50,000



Established
1995



Lease
\$2,500/mo



Building
1500 sqft

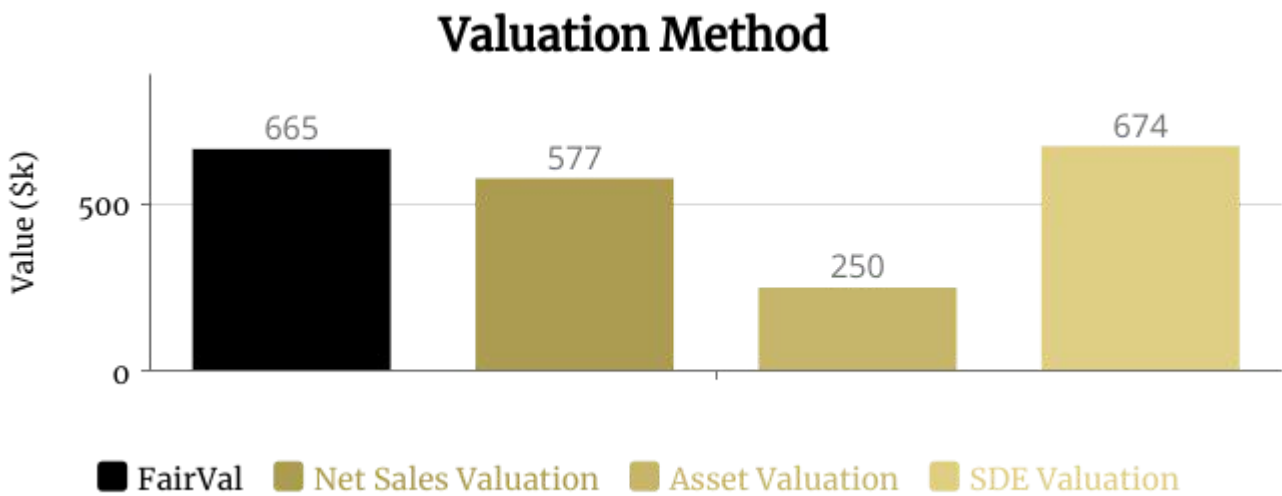
*Not included in FairVal™ & sale price

Industry: XXXXXXXXXX

What is Unbroker FairVal™?

FairVal™
\$665,182

The Unbroker FairVal™ report is a proprietary business market value estimate that combines trusted valuation methods based on real data from comparable businesses sold.



Net Sales Value
\$577,159

This method calculates a business's value based on its net revenue, reflecting a valuation multiple of actual businesses sold in this industry and size. As with other methods, it typically includes the major assets of the business.

Asset Value
\$250,000

This valuation represents the business's tangible asset value, focusing on furniture, fixtures, and equipment (FF&E). It reflects the estimated liquidation value, providing a baseline for the business's worth based on physical assets alone.

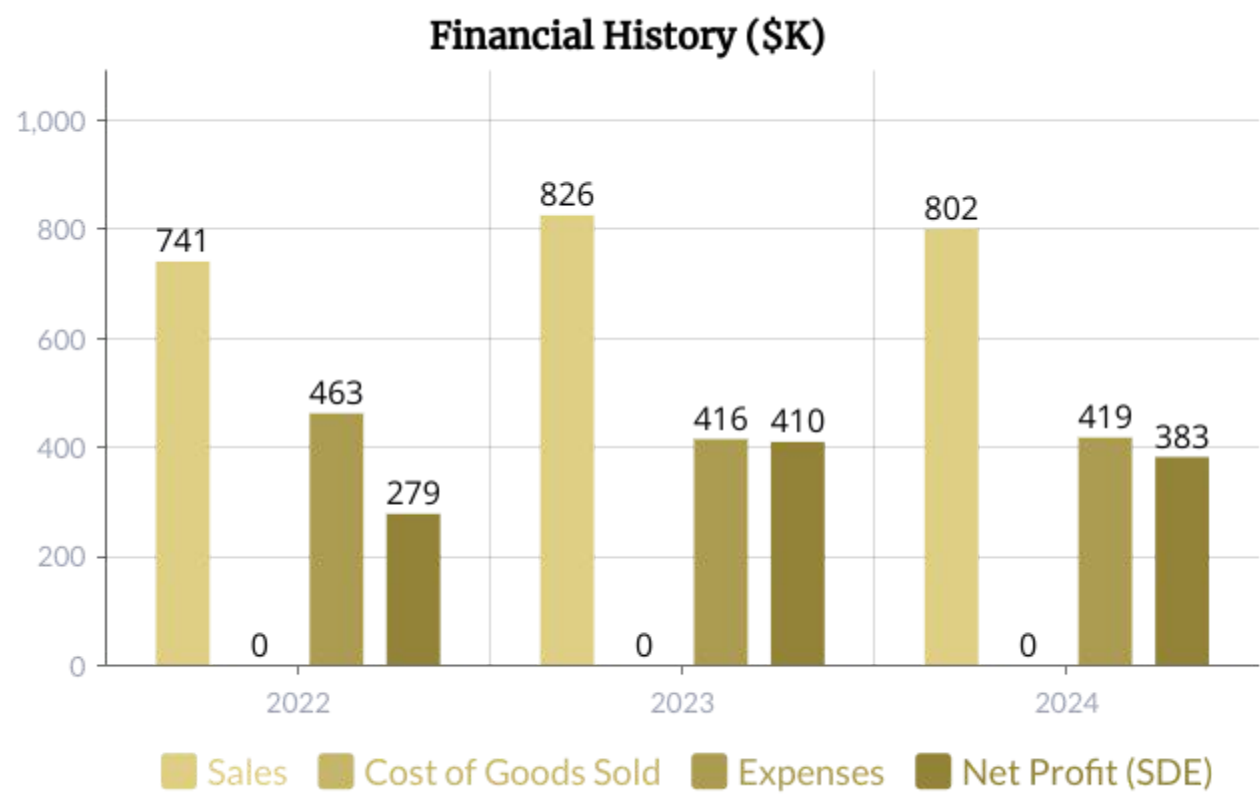
SDE Value
\$674,117

SDE valuation "adds-back" officer/manager compensation to EBITDA, reflecting the full cash flow available to a new owner-operator. As with the other methods, this multiple is based on comparable businesses sold within this industry.

Financial History



	2022	2023	2024
Sales	\$741,265	\$826,114	\$801,610
Cost of Goods Sold	\$0	\$0	\$0
Expenses	\$462,788	\$415,718	\$418,589
Net Profit (SDE)	\$278,502	\$410,396	\$383,021



CONFIDENTIAL

Normalized Financial Statements
2022-2024

	2024 Normalized Income Statement (\$) FROM TAX RETURN	2023 Normalized Income Statement (\$) FROM TAX RETURN	2022 Normalized Income Statement (\$) FROM TAX RETURN
SALES			
Gross Receipts or Sales	\$ 803,510	\$ 829,461	\$ 741,265
Less Return and Allowances	\$ (1,900)	\$ (3,347)	\$ -
TOTAL SALES	\$ 801,610	\$ 826,114	\$ 741,265
COST OF SALES			
Cost of Goods Sold	\$ -	\$ -	\$ -
TOTAL COST OF SALES	\$ -	\$ -	\$ -
GROSS MARGIN	\$ 801,610	\$ 826,114	\$ 741,265
%	100.00%	100.00%	100.00%
EXPENSES			
	% of sales	% of sales	% of sales
Compensation of Officers	\$ 117,000 14.6%	\$ 117,000 14.2%	\$ 117,000 15.8%
Salaries and Wages	\$ 162,433 20.3%	\$ 162,211 19.6%	\$ 152,271 20.5%
Repairs and Maintenance	\$ 2,129 0.3%	\$ 330 0.0%	\$ 9,020 1.2%
Rent or Lease	\$ 26,600 3.3%	\$ 25,400 3.1%	\$ 24,000 3.2%
Taxes and Licenses	\$ - 0.0%	\$ - 0.0%	\$ - 0.0%
Advertising	\$ 4,789 0.6%	\$ 1,451 0.2%	\$ 5,765 0.8%
Pensions, Profit Sharing, Etc Plans	\$ - 0.0%	\$ - 0.0%	\$ - 0.0%
Employee Benefit Programs	\$ 10,167 1.3%	\$ 9,929 1.2%	\$ 9,189 1.2%
Bank and Credit Card Fees	\$ 76 0.0%	\$ 1,114 0.1%	\$ 1,146 0.2%
Promotions	\$ 400 0.0%	\$ - 0.0%	\$ 1,041 0.1%
Consulting	\$ 56,361 7.0%	\$ 48,999 5.9%	\$ 87,796 11.8%
Dues and Subscriptions	\$ 2,917 0.4%	\$ 6,043 0.7%	\$ 2,121 0.3%
Insurance	\$ 3,348 0.4%	\$ 1,467 0.2%	\$ 3,318 0.4%
Payroll Processing	\$ 5,781 0.7%	\$ 5,308 0.6%	\$ 5,606 0.8%
Postage	\$ 284 0.0%	\$ 48 0.0%	\$ - 0.0%
Professional Fees	\$ 1,250 0.2%	\$ 5,303 0.6%	\$ 2,000 0.3%
Supplies	\$ 10,274 1.3%	\$ 9,105 1.1%	\$ 6,624 0.9%
Telephone Expense	\$ 5,636 0.7%	\$ 10,355 1.3%	\$ 9,865 1.3%
Travel Expenses	\$ 6,338 0.8%	\$ 7,586 0.9%	\$ 21,002 2.8%
Utilities	\$ 2,806 0.4%	\$ 3,374 0.4%	\$ 3,169 0.4%
Meals	\$ - 0.0%	\$ - 0.0%	\$ - 0.0%
Printing	\$ - 0.0%	\$ 245 0.0%	\$ 46 0.0%
Professional Development	\$ - 0.0%	\$ 450 0.1%	\$ - 0.0%
Rent or Lease - Vehicles, machinery, and e	\$ - 0.0%	\$ - 0.0%	\$ 159 0.0%
Accounting	\$ - 0.0%	\$ - 0.0%	\$ 1,650 0.2%
TOTAL EXPENSES	\$ 418,589	\$ 415,718	\$ 462,788
OPERATING INCOME	\$ 383,021	\$ 410,396	\$ 278,477
%	\$ 0	\$ 0	\$ 0
OTHER INCOME			
State of NH Refund	\$ -	\$ -	\$ 25
TOTAL OTHER INCOME	\$ -	\$ -	\$ 25
NET PROFIT	\$ 383,021	\$ 410,396	\$ 278,502
%	47.78%	49.68%	37.57%

Note: All information was provided by or based upon information provided by the Seller.
Unbroker LLC and its representatives make no representation of the accuracy of this information.
Any Pro Forma information includes forecasted looking projections and the actual results may vary materially.
The reader is advised to conduct its own due diligence as well as its own counsel prior to making any commitment.
This information is strictly confidential and may not be copied or retransmitted for any reason.

Financials



CONFIDENTIAL

Normalized Income Statement
2024
FROM TAX RETURN

	COMPANY'S TAX RETURN (\$)	ADJUSTMENTS (\$)	NORMALIZED INCOME STATEMENT (\$)	Notes
YEAR NOTE				
SALES				
Gross Receipts or Sales	\$ 803,510		\$ 803,510	
Less Return and Allowances	\$ (1,900)		\$ (1,900)	
TOTAL SALES	\$ 801,610	\$ -	\$ 801,610	
COST OF SALES				
Cost of Goods Sold	\$ -		\$ -	
TOTAL COST OF SALES	\$ -	\$ -	\$ -	
GROSS MARGIN	\$ 801,610	\$ -	\$ 801,610	
%	100.00%		100.00%	
EXPENSES				
Compensation of Officers	\$ 234,000	\$ (117,000)	\$ 117,000	Officer Compensation
Salaries and Wages	\$ 162,433		\$ 162,433	
Repairs and Maintenance	\$ 2,129		\$ 2,129	
Rent or Lease	\$ 26,600		\$ 26,600	
Taxes and Licenses	\$ 43,694	\$ (43,694)	\$ -	Taxes
Advertising	\$ 4,789		\$ 4,789	
Pensions, Profit Sharing, Etc Plans	\$ 42,571	\$ (42,571)	\$ -	Optional expense (roughly 50%)
Employee Benefit Programs	\$ 10,167		\$ 10,167	401k
Bank and Credit Card Fees	\$ 76		\$ 76	
Promotions	\$ 400		\$ 400	
Consulting	\$ 56,361		\$ 56,361	Third party stamps
Dues and Subscriptions	\$ 2,917		\$ 2,917	
Insurance	\$ 3,348		\$ 3,348	
Payroll Processing	\$ 5,781		\$ 5,781	
Postage	\$ 284		\$ 284	
Professional Fees	\$ 1,250		\$ 1,250	
Supplies	\$ 10,274		\$ 10,274	
Telephone Expense	\$ 11,272	\$ (5,636)	\$ 5,636	Owner's cell phones
Travel Expenses	\$ 26,338	\$ (20,000)	\$ 6,338	Officer Compensation
Utilities	\$ 2,806		\$ 2,806	
Meals	\$ 6,879	\$ (6,879)	\$ -	Officer Compensation
TOTAL EXPENSES	\$ 654,369	\$ (235,780)	\$ 418,589	
OPERATING INCOME	\$ 147,241	\$ 235,780	\$ 383,021	
%	18.37%		47.78%	
OTHER INCOME				
TOTAL OTHER INCOME	\$ -	\$ -	\$ -	
NET PROFIT	\$ 147,241	\$ 235,780	\$ 383,021	
%	18.37%		47.78%	

Note: All information was provided by or based upon information provided by the Seller.
Unbroker LLC and its representatives makes no representation of the accuracy of this information.
Any Pro Forma information includes forward looking projections and the actual results may vary materially.
The reader is advised to conduct its own due diligence as well as seek its own counsel prior to making any commitment.
This information is strictly confidential and may not be copied or retransmitted for any reason.

Financials



CONFIDENTIAL					
Normalized Income Statement					
2023					
FROM TAX RETURN					
	COMPANY'S TAX RETURN (\$)	ADJUSTMENTS (\$)	NORMALIZED INCOME STATEMENT (\$)		Notes
YEAR NOTE					
SALES					
Gross Receipts or Sales	\$ 829,461		\$ 829,461		
Less Return and Allowances	\$ (3,347)		\$ (3,347)		
TOTAL SALES	\$ 826,114	\$ -	\$ 826,114		
COST OF SALES					
Cost of Goods Sold	\$ -		\$ -		
TOTAL COST OF SALES	\$ -	\$ -	\$ -		
GROSS MARGIN	\$ 826,114	\$ -	\$ 826,114		
%	100.00%		100.00%		
EXPENSES					
Compensation of Officers	\$ 234,000	\$ (117,000)	\$ 117,000		Officer Compensation
Salaries and Wages	\$ 162,211		\$ 162,211		
Repairs and Maintenance	\$ 330		\$ 330		
Rent or Lease	\$ 25,400		\$ 25,400		
Taxes and Licenses	\$ 35,855	\$ (35,855)	\$ -		Taxes
Advertising	\$ 1,451		\$ 1,451		
Pensions, Profit Sharing, Etc Plans	\$ 62,439	\$ (62,439)	\$ -		
Employee Benefit Programs	\$ 9,929		\$ 9,929		
Bank and Credit Card Fees	\$ 1,114		\$ 1,114		
Promotions	\$ -		\$ -		
Consulting	\$ 48,999		\$ 48,999		
Dues and Subscriptions	\$ 6,043		\$ 6,043		
Insurance	\$ 1,467		\$ 1,467		
Payroll Processing	\$ 5,308		\$ 5,308		
Postage	\$ 48		\$ 48		
Professional Fees	\$ 5,303		\$ 5,303		
Supplies	\$ 9,105		\$ 9,105		
Telephone Expense	\$ 10,355		\$ 10,355		
Travel Expenses	\$ 27,586	\$ (20,000)	\$ 7,586		Officer Compensation
Utilities	\$ 3,374		\$ 3,374		
Meals	\$ 7,331	\$ (7,331)	\$ -		Officer Compensation
Printing	\$ 245		\$ 245		
Professional Development	\$ 450		\$ 450		
TOTAL EXPENSES	\$ 658,343	\$ (242,625)	\$ 415,718		
NET PROFIT	\$ 167,771	\$ 242,625	\$ 410,396		
%	20.31%		49.68%		

Note: All information was provided by or based upon information provided by the Seller. Unbroker LLC and its representatives makes no representation of the accuracy of this information. Any Pro Forma information includes forward looking projections and the actual results may vary materially. The reader is advised to conduct its own due diligence as seek its own counsel prior to making any commitment. This information is strictly confidential and may not be copied or redistributed for any reason.

Financials



CONFIDENTIAL

Normalized Income Statement
2022
FROM TAX RETURN

	COMPANY'S TAX RETURN (\$)	ADJUSTMENTS (\$)	NORMALIZED INCOME STATEMENT (\$)	Notes
YEAR NOTE				
SALES				
Gross Receipts or Sales	\$ 741,265		\$ 741,265	
Less Return and Allowances	\$ -		\$ -	
TOTAL SALES	\$ 741,265	\$ -	\$ 741,265	
COST OF SALES				
Cost of Goods Sold	\$ -		\$ -	
TOTAL COST OF SALES	\$ -	\$ -	\$ -	
GROSS MARGIN	\$ 741,265	\$ -	\$ 741,265	
%	100.00%		100.00%	
EXPENSES				
Compensation of Officers	\$ 234,000	\$ (117,000)	\$ 117,000	Officer Compensation
Salaries and Wages	\$ 152,271		\$ 152,271	
Repairs and Maintenance	\$ 9,020		\$ 9,020	
Rent or Lease	\$ 24,000		\$ 24,000	
Taxes and Licenses	\$ 36,899	\$ (36,899)	\$ -	Taxes
Advertising	\$ 5,765		\$ 5,765	
Pensions, Profit Sharing, Etc Plans	\$ 41,246	\$ (41,246)	\$ -	
Employee Benefit Programs	\$ 9,189		\$ 9,189	
Bank and Credit Card Fees	\$ 1,146		\$ 1,146	
Promotions	\$ 1,041		\$ 1,041	
Consulting	\$ 87,796		\$ 87,796	
Dues and Subscriptions	\$ 2,121		\$ 2,121	
Insurance	\$ 3,318		\$ 3,318	
Payroll Processing	\$ 5,606		\$ 5,606	
Postage	\$ -		\$ -	
Professional Fees	\$ 2,000		\$ 2,000	
Supplies	\$ 6,624		\$ 6,624	
Telephone Expense	\$ 9,865		\$ 9,865	
Travel Expenses	\$ 41,002	\$ (20,000)	\$ 21,002	Officer Compensation
Utilities	\$ 3,169		\$ 3,169	
Meals	\$ -		\$ -	
Printing	\$ 46		\$ 46	
Professional Development	\$ -		\$ -	
Rent or Lease - Vehicles, machinery, and equipment	\$ 159		\$ 159	
Accounting	\$ 1,650		\$ 1,650	
TOTAL EXPENSES	\$ 677,933	\$ (215,145)	\$ 462,788	
OPERATING INCOME	\$ 63,332	\$ 215,145	\$ 278,477	
%	8.54%		37.57%	
OTHER INCOME				
State of NH Refund	\$ 25		\$ 25	
TOTAL OTHER INCOME	\$ 25	\$ -	\$ 25	
NET PROFIT	\$ 63,357	\$ 215,145	\$ 278,502	
%	8.55%		37.57%	

Note: All information was provided by or based upon information provided by the Seller.
Unbroker LLC and its representatives make no representation of the accuracy of this information.
Any Pro Forma information includes forward looking projections and the actual results may vary materially.
The reader is advised to conduct its own due diligence or seek its own counsel prior to making any commitment.
This information is strictly confidential and may not be copied or retransmitted for any reason.

Financing Analysis

page 1 of 2



This Financing Analysis offers a sample purchase and financing structure using typical SBA terms, based on the FairVal™ and cash flow of the business.

Please note, this is a hypothetical example and does not represent specific intentions of any seller, buyer, or lender. Any inventory and working capital are excluded from this analysis.

Description	Value
Business Overview	
Purchase Price	\$665,182
Seller's Discretionary Earnings (SDE)	\$383,021
Buyer Capital	
Buyer Down Payment (%)	20%
Buyer Down Payment (\$)	\$133,036
Seller Financing	
Seller Financing (%)	20%
Seller Financing (\$)	\$133,036
Seller Financing Rate	11%
Seller Financing Term (Years)	7

Table continued on next page.

Financing Analysis

page 2 of 2



Description	Value
Bank Loan (SBA-Backed)	
Bank Loan (\$)	\$399,109
Bank Loan (LTV %)	60%
Bank Loan Rate	10%
Bank Loan Term (Years)	10
Annual Loan Payments	
Annual Bank Loan Payment	\$63,291
Annual Seller Loan Payment	\$27,335
Total Annual Debt Payment	\$90,626
Debt Service Coverage Ratio (DSCR)	
Required DSCR	1.25
Available DSCR	4.23
DSCR with Seller Financing Standby	6.05
New Owner Seller's Discretionary Earnings (SDE)	
SDE After Both Loans	\$292,395
SDE After Bank Loan Only	\$319,730

Key Value Drivers

These are the primary strengths that enhance the company's current market value and make it attractive to potential buyers:

1. Strong Cash Flow

With SDE of \$383,021 on \$801K in revenue, the business delivers solid profitability and attractive owner returns.

2. Low Overhead / No COGS

A lean service model with no recorded Cost of Goods Sold results in high gross margins and operational simplicity.

3. Established Brand and Longevity

Founded in 1995, the business likely enjoys trust, referrals, and a stable customer base built over decades.

4. Tangible Asset Base

\$250,000 in equipment strengthens both the company's balance sheet and its appeal to asset-focused buyers.

5. Lender-Friendly Profile

The business qualifies for SBA financing based on cash flow and assets, expanding the pool of qualified buyers.

Risk Factors

These are potential concerns that could lower buyer confidence or reduce perceived value unless proactively addressed:

1. Owner Dependency

With only three employees and no visible leadership team beyond the owners, the business may be overly reliant on one or two people. Buyers may seek companies with operational systems that don't depend on the founder's continued involvement.

2. Customer Concentration (Potential)

If a small number of clients drive most of the revenue, it increases perceived risk, even when those clients are longstanding. Buyers may worry about retention post-sale.

3. Lease Considerations

At \$2,500/month for a 1,500 sq ft facility, the lease seems reasonable, but buyers will want to understand:

- Whether the lease is transferable or requires renegotiation.
- If there is flexibility for relocation or expansion.
- The remaining term, renewal options, and any hidden obligations.

Uncertainty in lease terms can delay due diligence or lead to renegotiations during the deal.

4. Industry Sensitivity to Housing & Construction Cycles

As an architectural services business, demand may be affected by broader housing market and construction trends. Rising interest rates, declining new builds, or regional slowdowns could impact project pipelines and future cash flow.

5. Licensing Requirements for Architectural Services

Offering architectural services typically requires an active professional license. If the current owner is the licensed architect, buyers without licensure may face a regulatory barrier to operating or advertising the business. This limits the buyer pool and can slow down the closing process unless clear plans are in place for license transfer, continued oversight, or hiring a licensed staff member.

Improvements



Key Value Drivers

Strategic actions to reduce risk, improve buyer confidence, and potentially increase the company's sale value:

1. Delegate and Document Operations

Build out standard operating procedures (SOPs) for key workflows such as client onboarding, project management, and billing. Shift day-to-day responsibilities to employees where possible to show the business can run without owner involvement only. Consider consolidating operational leadership under one primary owner or manager.

2. Prepare for Licensing Continuity

If the current owner holds the required architectural license, establish a plan for continuity post-sale. Options include:

- Retaining the owner temporarily as a licensed consultant.
- Hiring or promoting a licensed architect prior to sale.
- Exploring license reciprocity if targeting out-of-state buyers.

3. Updated CRM or Client Tracker

Document the customer base with revenue history, contract status, and repeat activity. A clean, exportable list with client notes will increase perceived stability and help the buyer assess future revenue potential.

4. Optimize the Lease Agreement

Work with the landlord to ensure the lease is transferable, renewable, and clearly documented. Offering flexibility to extend or relocate can improve buyer confidence and support financing approval.

5. Test New Growth Opportunities

Buyers pay premiums for growth potential. Identify 2–3 clear expansion levers such as:

- Offering new service tiers (e.g., digital rendering, permit consulting).
- Targeting new market segments (residential vs. commercial).
- Scaling through digital marketing or strategic partnerships.

Next Steps



Next Steps with Unbroker

Whether you're ready to sell or just preparing for the future, Unbroker offers two proven paths forward, each designed to help you maximize the value of your business.

1. Exit Optimization Plan (\$999/year or \$99/month)

Perfect for owners who want to prepare thoughtfully before going to market.

This annual support plan is ideal for sellers who want to stay informed and increase their company's value before listing.

Includes:

- One Semi-Annual FairVal Report Refresh
- Quarterly Exit Strategy Calls with an Unbroker Advisor
- Ongoing email support for valuation and exit-related questions

Note: This plan provides valuation guidance only. It does not include transactional support or buyer communication.

2. Full Service Business Sale (5% Success Fee)

When you're ready to go to market with confidence.

Unbroker's Full Service offering includes everything you'd expect from a top-tier business broker—at a fraction of the cost.

Includes:

- Confidential buyer outreach and marketing
- Buyer screening, NDAs, and Q&A management
- A dedicated M&A Advisor guiding the process

Credit: If your business is sold through Unbroker Full Service within 12 months of your FairVal™ Report presentation date, your valuation fee will be fully credited back at closing.

Definitions

**Adjustments/Add-Backs**

Adjustments made to financial statements to reflect a more accurate picture of a business's cash flow, typically removing non-essential or one-time expenses.

Amortization

The gradual repayment or expense recognition of intangible assets over a set period.

Cost of Goods Sold (COGS)

The direct costs attributable to producing goods sold by a business, including raw materials and direct labor.

Debt Service Coverage Ratio (DSCR)

A measure of a business's ability to cover its debt payments with its operating income, commonly used by lenders to assess risk.

Depreciation

The allocation of the cost of tangible assets over their useful lives, used to account for wear and tear over time.

Discretionary Cash Flow (DCF)

A business's cash flow adjusted to reflect earnings available to the owner after necessary expenses, often used in valuations. See SDE.

EBITDA

Earnings Before Interest, Taxes, Depreciation, and Amortization; a measure of a business's operating performance, indicating profitability before major non-operational expenses.

Equipment/FF&E

Furniture, Fixtures, and Equipment; the tangible assets required for a business to operate, not including inventory or real estate.

FairVal™

Unbroker's proprietary business valuation metric, combining weighted valuation methods based on actual comparable business sales.

Gross Profits

Revenue remaining after deducting the cost of goods sold, indicating the profitability of a business's core operations.

Inventory

Goods and materials held by a business for the purpose of resale, crucial to determining the value and cost of goods sold.

Loan to Value (LTV)

A ratio used by lenders to express the loan amount relative to the value of the asset purchased, impacting the required down payment.

Net Sales

The revenue from sales after deducting returns, allowances, and discounts, providing a measure of effective sales revenue.

Officer Compensation

The salary and benefits paid to key executives or officers, often adjusted in valuations to reflect a business's true cash flow.

Owner-Operator

A business owner who is also actively involved in the day-to-day operations, common in small businesses and affecting operational cash flow.

SDE

Seller's Discretionary Earnings; a measure of cash flow that includes owner compensation and other discretionary expenses, commonly used in small business valuations. See DCF.

Disclaimer



Unbroker FairVal™ Report Disclaimer

The Unbroker FairVal™ Report is designed to provide an estimate of business value based on the information provided by the business owner, publicly available data, and general industry practices. Unbroker LLC does not represent or endorse the accuracy, completeness, or reliability of any advice, opinion, statement, or other information displayed, distributed, or provided through this report or its website. All figures, valuations, and other information presented within this report are estimates only and are intended for informational purposes. Unbroker LLC has not audited, verified, or confirmed the accuracy of the information provided by the business owner or any other parties.

No Warranty or Representation

Unbroker LLC makes no warranty, representation, or guarantee of any kind, expressed or implied, as to the accuracy, reliability, suitability, or completeness of the information contained within this report. This report should not be used as the sole basis for any decision-making process related to business transactions, financing, investments, or other purposes. Users are strongly encouraged to perform their own due diligence, seek verification of the information presented, and consult their own legal, tax, financial, and professional advisors before making any business, investment, or financial decisions based on this report.

Assumption of Risk and No Liability

By using this report, the user assumes full responsibility for any reliance placed on the information provided. Unbroker LLC assumes no responsibility or liability for any direct or indirect losses, damages, or consequences arising from the use of this report, its estimates, or any reliance on the information provided herein. Unbroker LLC expressly disclaims all liability for any errors or omissions in the report.

Not a Substitute for Professional Advice

The Unbroker FairVal™ Report is not a substitute for professional advice. This report does not constitute legal, tax, financial, or investment advice, nor does it replace the need for independent analysis, appraisal, or consulting services by qualified professionals. Users should seek appropriate guidance from qualified experts, including legal, tax, financial, and other professionals, to make fully informed business decisions.

Not an Appraisal or Regulatory Endorsement

The valuation in this report does not constitute a formal or certified appraisal and is not intended for tax, regulatory, legal, or accounting purposes, including IRC 409a safe harbor or any other statutory, legal, or regulatory requirements. The FairVal™ Report does not carry any form of endorsement or approval from financial institutions, regulatory bodies, or other authorities, including the Small Business Administration (SBA).

Acknowledgment and Acceptance

By reviewing, utilizing, or distributing this report, the user acknowledges and accepts that Unbroker LLC and its agents and representatives are not responsible for the consequences of any decisions made based on the information provided in this report. Users agree to hold Unbroker LLC and its agents and representatives harmless from any and all claims, liabilities, or damages resulting from the use of this report and agree that Unbroker LLC's and its agents and representatives liability, if any, will not exceed the cost of the report itself.

Jurisdiction

This disclaimer and any issues related to this report shall be governed by the laws of the State of New Hampshire, and any disputes arising from its use shall be subject to the exclusive jurisdiction of the New Hampshire courts.

Looking to value, buy, or
sell a small business?

Unbroker delivers
affordable, tech-powered
transaction services with
transparent, fair fees.

Visit Unbroker.com to
learn more.



UNBROKER

Sell Your Business. Keep Your Gains.

