



WE represent an absentee buyer/client who is interested in purchasing assets.

This buyer/client is a high net worth US Citizen with large assets worldwide, maintaining offices overseas. **We** are able to negotiate cash acquisition of real assets. Upon agreement by the seller, our buyer can close within 90 days. As an absentee buyer, he would prefer all management, staff and operations to continue uninterrupted.

Our client has made a number of acquisitions upwards from \$200+ Million in the past decade and prefers the method outlined below. Although this may not be a familiar way of acquiring assets, it has been proven to be a successful and smooth way of acquiring multi-million dollar assets in the past.

As with most wealthy investors, our client prefers to remain anonymous. His financial strength and schedule of assets will remain private until such time as the value of the seller's asset can be verified and the intent to sell established. At that time we will arrange a conference call and our buyer will travel to meet with the seller and management team for discussion, and to inspect the asset.

During this meeting the details of the transaction and purchase will be negotiated; documentation of our client's ability to perform will be provided, along with any other requirements by the seller to substantiate the buyer's ability to close. **We** invite you to consider this process and remember there is no obligation to sell until a purchase agreement is negotiated and ratified by both parties.

Closing could take place within 90 days

Procedures:

1. Seller contacts their bank and obtains a verbal Line of Credit for 50% of the bank's estimated value of the asset. This is to establish purchase price (twice the LOC) and the vehicle by which the Buyer purchases the asset. *

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2. We then will arrange a conference call with the Seller & Buyer to go over specifics and details of the transaction.
3. Upon the completion of the call, if Seller is still interested in moving forward with the sale, Seller will secure from his bank a formal Line of Credit for 50% of the value of the property. This is for the specific purpose of establishing value, as our Buyer trusts the methods banks use to establish and or appraise an asset. This has been done many times in the past, and is the preferred method of our Buyer.
4. Then Buyer will prepare a Letter of Intent, prove his bona fides and capacity to the satisfaction of the Seller, and sign purchase contract.

To recap, if the Seller and Buyer are able to negotiate the acquisition, a written purchase agreement is ratified by all parties. Closing will take place within 90 days, while due diligence is conducted by Buyer's management team. After reviewing these terms, please contact our offices. We will be happy to answer questions, so there is a reasonable comfort level for all parties.

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*The LOC is the method by which the owner of a large asset can sell his asset in 90 days for cash, working with my buyer. The LOC serves two purposes: FIRST it establishes the value of the asset for the buyer and SECOND it is the method by which the buyer can increase his Line of Credit to create cash to buy the owner's asset at the end of 90 days. Every 30 days the buyer puts into an escrow account in the same bank 1/3 of the total purchase price of the seller's asset and at the end of 90 days the total price is exchanged for the Title to the seller's asset. The original LOC always remains with the Seller. Successful Conclusion!!!

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