ILLUSTRATION · NOT A CLIENT FILE

A leased bakery. Open questions.

This page was written for the example. The town, the street, and every dollar figure are invented. It is not a paid file, a real listing, or a business the desk was hired to read.

Suppose a brochure asks $240,000 and cites $310,000 of sales and $61,000 to the owner. An older public ad for the same description still says $275,000. The ovens are described as financed. That is the shape of a file: two prices, and equipment that may not be owned.

File label: Open questions. The label organizes the example. It is not a directive and it does not name a price to pay.

Five conditions to check, in the example only: the street address is missing; the lease may have fewer than five years left; no tax return supports the $61,000; the live asking price may be the older $275,000; the ovens may be financed and not owned.

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