



## CONFIDENTIAL Executive Summary

Purchase Price:	\$198,000	<b>Papa John's #3613 Sacramento</b>
Total Annual Sales*:	\$618,007	<b>2580 Arena Blvd. #B-120</b>
Inventory:	\$6,500	<b>Sacramento, CA 95834</b>
Owner Operated Cash Flow**:	\$70,757	



\* T12 Ending 2/29/2015

\*\* Cash Flow is a net income projection based on trailing 12 months sales and expenses as stated on Seller's P&Ls. Adjustments are made to reflect brand norms for the region and/or expected increases/decreases in costs. Analysis is for proforma purposes only, Buyer should complete his own due diligence review. Ask your agent for summary of adjustments.

### Franchise Information:

Papa John's is the 3rd largest take-out and delivery pizza chain in the U.S. Operating over 3,300 Papa John's in all 50 U.S. states and 30 international markets. \$150K net worth with \$50K liquid and restaurant experience required. Good credit history also required.

Franchise Agreement Expiration: 2018	Transfer Fee: \$4,000	Training Location: Louisville, KY and in market
Royalty: 5.0%	Advertising: 4% nat'l, 3% local	Training Period: 6 Weeks
Remodel Requirements: Estimated at \$7K		

### Lease Information:

Monthly Base Rent: \$3,125	Options: 1x5 Year	Security Deposit: \$2,812
Percentage Rent: N/A	CAM: \$755	Real Property Available: No
Expiration: 2/1/2019	Monthly Property Tax: included	Increases: 2% per year

### Location Details:

Business Established: 11/1/2008	Building Type: Inline	Building Size: 1250 SF
Owner Since: 11/1/2008	Seating: None	Employees: 1 F/T, 12 P/T
Hours of Operation: Sun-Thu 11am-10Pm, Fri-Sat 11ar	Licenses Needed: Business, Health	

Absentee run location in new shopping center just off of I-5.

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you might have for the Seller to your FranBizNetwork agent. Feel free to visit the location(s) as a customer, but be discreet and do not ask questions of employees, managers, or other customers. Please do not draw unnecessary attention to yourself, as rumors of a pending sale can hurt the business.





**Papa John's #3613 Sacramento  
PROFORMA**

	T12 Ending 2/29/2015	
SALES	\$ 618,007	
COGS:	\$ 193,436	31.3%
Crew Labor:	\$ 110,005	17.8%
GM:	Assume Owner-Operated	
Other Store Level Mgmt:	\$ 10,000	1.6%
Workers Comp:	\$ 6,648	5.5%
Payroll Taxes:	\$ 17,473	14.6%
R&M:	\$ 3,090	0.5%
Non-Ingredient:	\$ 2,472	0.4%
Utilities:	\$ 21,500	3.5%
Rent:	\$ 37,500	6.1%
CAM:	\$ 9,066	1.5%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 1,200	0.2%
Local Advertising:	\$ 18,540	3.0%
Nat'l Advertising:	\$ 24,720	4.0%
Royalty:	\$ 30,900	5.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 8,000	1.3%
Bank Charges:	\$ 900	0.1%
Credit Card Fees:	\$ 10,630	1.7%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ 3,000	0.5%
Laundry/Uniforms:	\$ 1,200	0.2%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ 1,200	0.2%
Permits & Licenses:	\$ 2,450	0.4%
Cash Over/Short:	\$ 618	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Online Royalties:	\$ 5,734	0.9%
Mileage:	\$ 26,466	4.3%
Total Expenses:	\$ 551,249	89.2%
Other Income:	\$ 4,000	0.6%
Store Level Net Profit:	\$ 70,757	11.4%

Executive Summary materials and Proforma were derived from documents provided by Seller and were prepared by FranBizNetwork to help prospective Buyers complete a summary review. These materials should not replace the Buyer's review of actual books and records and a thorough due diligence process. Buyers should not rely on these materials as definitive, but should instead consult the actual due diligence documents.