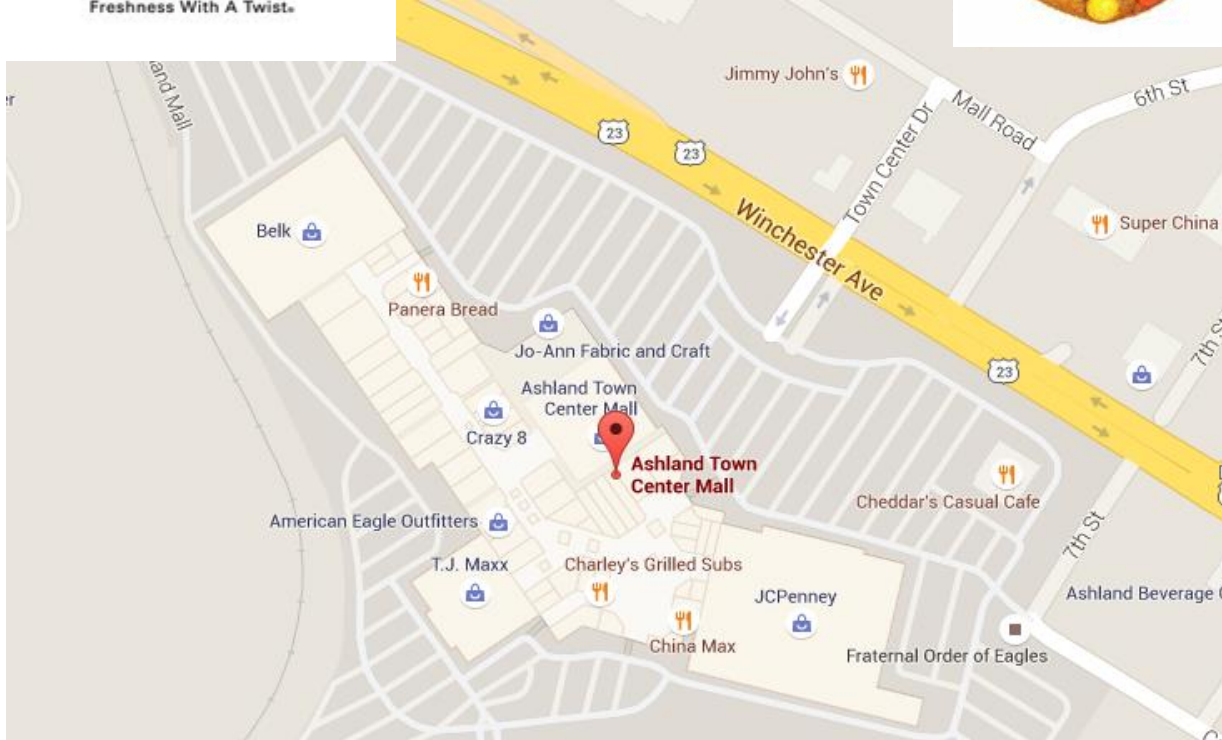




Great American Cookies & Pretzelmaker

2 Units- Ashland, KY
\$453,000 for package



Stores are currently absentee run. Cash flow figure below assumes new Owner operates Pretzelmaker and keeps GM at Great American Cookies.

Seller has 2 other locations in Jackson, TN and one location in Owensboro, KY available. Area Manager may be available to work with new buyer.

Store	Trailing 12 Month Sales Ending 1/31/2016	Cash Flow
GAC- Ashland, KY	\$391,267	\$71,296
Pretzelmaker- Ashland, KY	\$350,484	\$88,587
TOTAL	\$741,751	\$159,883



CONFIDENTIAL Executive Summary



Purchase Price:	\$453,000 for package	Great American Cookies #74288
Total Annual Sales*:	\$391,267	Ashland Town Center Mall, 500 Winchester Ave.
Inventory:	\$12,000	Ashland, KY 41101
Managed Cash Flow**:	\$71,296	

* Trailing 12 Months Ending 1/31/2016

** 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:

Founded in 1977 on the strength of an old family chocolate chip cookie recipe, Great American Cookies® has set the standard for gourmet cookie sales and has been recognized as the category leader in cookies by Entrepreneur magazine. They operate in mall-based locations across the United States and abroad. Their streamlined system is geared to assist multi-unit franchisees in low overhead and ease of operations, and the majority of Great American Cookies' owners are multi-unit franchisees, operating anywhere from three to 40 plus locations. Great American Cookies® is owned by Global Franchise Group, which owns a portfolio of franchise brands including MaggieMoo's®, Marble Slab Creamery®, and Pretzelmaker®. Franchisor requires \$250K net worth and \$100K liquid.

Franchise Agreement Expiration: 8/1/2024	Transfer Fee: \$10,000	Training Location: Atlanta, GA
Trailing 12 Months Ending 10/31/2015 6%	Advertising: 1%	Training Period: 2 weeks
Remodel Requirements: None		

Lease Information:

Monthly Base Rent: \$3,708	Options: 1x5yr	Security Deposit: per lease
Percentage Rent: 10%	CAM: \$768	Real Property Available: no
Expiration: 2/1/2019	Monthly Property Tax: \$137	Increases: None

Location Details:

Business Established: 1983	Building Type: mall	Building Size: 769 SF
Owner Since: 2003	Seating: none	Employees: 1 F/T, 8 P/T
Hours of Operation: 10a-9p M-Sat, 12p-5p Sun	Licenses Needed: business, health	

Both Great American Cookies and Pretzelmaker are in the Ashland Town Center Mall, just off of Hwy 23.
Ashland is 2 hours east of Lexington, KY.

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.



**Great American Cookies #74288
PROFORMA**

Trailing 12 Months Ending 1/31/2016		
SALES	\$ 391,267	
COGS:	\$ 113,467	29.0%
Crew Labor:	\$ 60,646	15.5%
GM:	\$ 23,000	5.9%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 2,957	1.5%
Payroll Taxes*:	\$ 7,528	9.0%
R&M:	\$ 978	0.3%
Non-Ingredient:	\$ 1,174	0.3%
Utilities:	\$ 10,700	2.7%
Rent:	\$ 47,500	12.1%
CAM:	\$ 9,216	2.4%
Property Tax:	\$ 1,644	0.4%
Personal Property Tax:	\$ 250	0.1%
Local Advertising:	\$ 1,956	0.5%
Nat'l Advertising:	\$ 3,913	1.0%
Royalty:	\$ 23,476	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,450	0.6%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 5,869	1.5%
Professional Services:	\$ 400	0.1%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ 690	0.2%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,200	0.3%
Cash Over/Short:	\$ 391	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 115	0.0%
Total Expenses:	\$ 320,121	81.8%
Other Income:	\$ 150	0.0%
Store Level Net Profit:	\$ 71,296	18.2%

*Workers Comp and Payroll Taxes shown as a % of Total Labor.

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CONFIDENTIAL Executive Summary

Purchase Price: \$453,000 for package
 Total Annual Sales*: \$350,484
 Inventory: \$9,000
 Owner Operated Cash Flow**: \$88,587

Pretzelmaker #26351
Ashland Town Center 500 Winchester Ave.
Ashland, KY 41101



* Trailing 12 Months Ending 1/31/2016

** 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:

Pretzelmaker / Pretzel Time introduced their famous soft pretzel in 1991, and now offers a selection of hot, fresh-baked, fresh twisted pretzels, pretzel dogs, freshly squeezed lemonade, creamy blended drinks, and cold beverages in 360 locations all over the world. Their streamlined system is geared to assist multi-unit franchisees in low overhead and ease of operations. Pretzelmaker® is owned by Global Franchise Group, which owns a portfolio of franchise brands including Great American Cookies, MaggieMoo's®, and Marble Slab Creamery®. Franchisor requires \$250K net worth and \$100K liquid.

Franchise Agreement Expiration: 8/1/2024	Transfer Fee: \$10,000	Training Location: Atlanta, GA
Trailing 12 Months Ending 10/31/2015 6%	Advertising: 1.5%	Training Period: 2 weeks
Remodel Requirements: None		

Lease Information:

Monthly Base Rent: \$3,667	Options: 1x5yr	Security Deposit: per lease
Percentage Rent: 10%	CAM: \$746	Real Property Available: no
Expiration: 11/1/2018	Monthly Property Tax: \$138	Increases: 9% in 2016

Location Details:

Business Established: 7/1/2006	Building Type: mall	Building Size: 743 SF
Owner Since: 7/1/2006	Seating: none	Employees: 1 F/T, 8 P/T
Hours of Operation: 10a-9p M-Sat, 12p-5p Sun	Licenses Needed: business, health	

Both Great American Cookies and Pretzelmaker are in the Ashland Town Center Mall, just off of Hwy 23. Ashland is 2 hours east of Lexington, KY.

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**Pretzelmaker #26351
PROFORMA**

Trailing 12 Months Ending 1/31/2016		
SALES	\$ 350,484	
COGS:	\$ 80,787	23.1%
Crew Labor:	\$ 64,139	18.3%
GM:	Assume Owner-Operator	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	Trailing 12 Months E	1.5%
Payroll Taxes*:	\$ 5,772	9.0%
R&M:	\$ 1,402	0.4%
Non-Ingredient:	\$ 1,752	0.5%
Utilities:	\$ 13,700	3.9%
Rent:	\$ 47,213	13.5%
CAM:	\$ 8,952	2.6%
Property Tax:	\$ 1,656	0.5%
Personal Property Tax:	\$ 250	0.1%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 5,257	1.5%
Royalty:	\$ 21,029	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,500	0.7%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 4,907	1.4%
Professional Services:	\$ 400	0.1%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ 440	0.1%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,100	0.3%
Cash Over/Short:	\$ 350	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ -	0.0%
Total Expenses:	\$ 262,207	74.8%
Other Income:	\$ 310	0.1%
Store Level Net Profit:	\$ 88,587	25.3%

*Workers Comp and Payroll Taxes shown as a % of Total Labor.

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