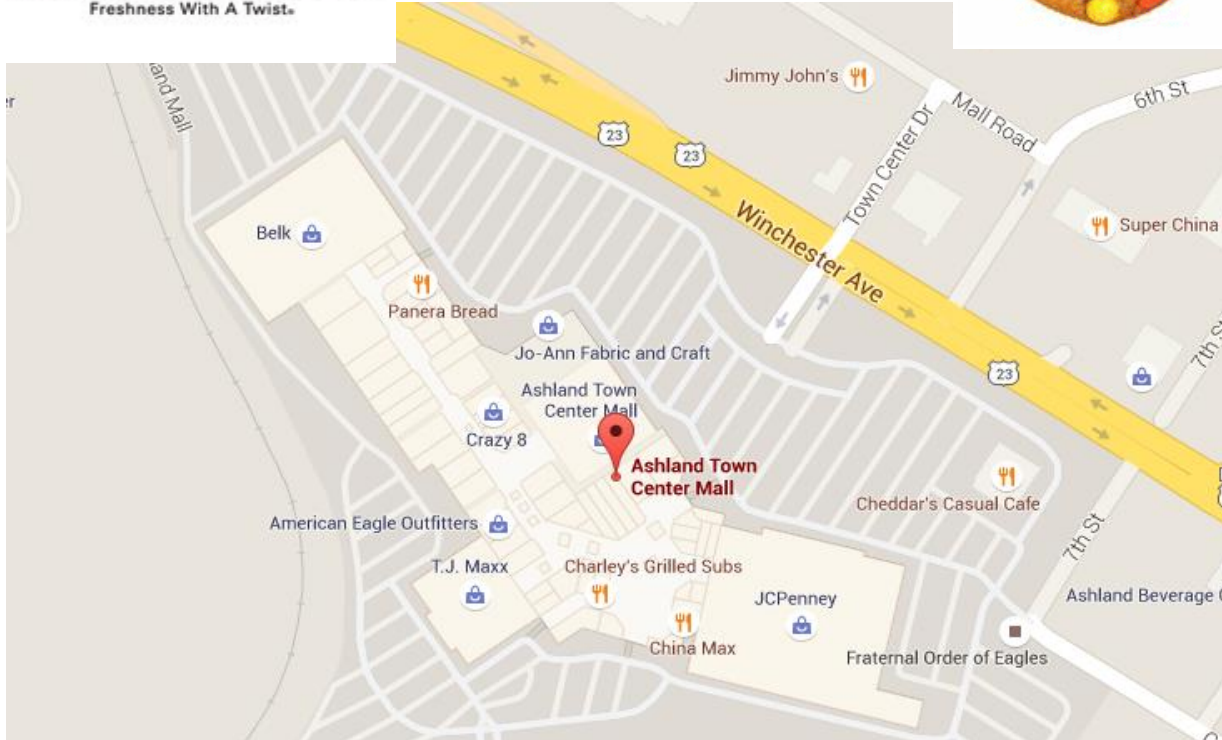




Great American Cookies & Pretzelmaker

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 8/31/2015	Cash Flow
GAC- Ashland, KY	\$384,558	\$71,959
Pretzelmaker- Ashland, KY	\$339,894	\$97,808
TOTAL	\$724,452	\$169,767



CONFIDENTIAL Executive Summary



Purchase Price:	\$453,000 for package	Great American Cookies #74288
Total Annual Sales*:	\$384,558	Ashland Town Center Mall, 500 Winchester Ave.
Inventory:	\$12,000	Ashland, KY 41101
Managed Cash Flow**:	\$71,959	

* Trailing 12 Months Ending 8/31/2015

** 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:

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

Royalty: 6%

Remodel Requirements: None

Transfer Fee: \$10,000

Advertising: 1%

Training Location: Atlanta, GA

Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$3,708

Percentage Rent: 10%

Expiration: 2/1/2019

Options: 1x5yr

CAM: \$768

Monthly Property Tax: \$137

Security Deposit: per lease

Real Property Available: no

Increases: None

Location Details:

Business Established: 1983

Owner Since: 2003

Hours of Operation: 10a-9p M-Sat, 12p-5p Sun

Building Type: mall

Seating: none

Licenses Needed: business, health

Building Size: 769 SF

Employees: 1 F/T, 8 P/T

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.

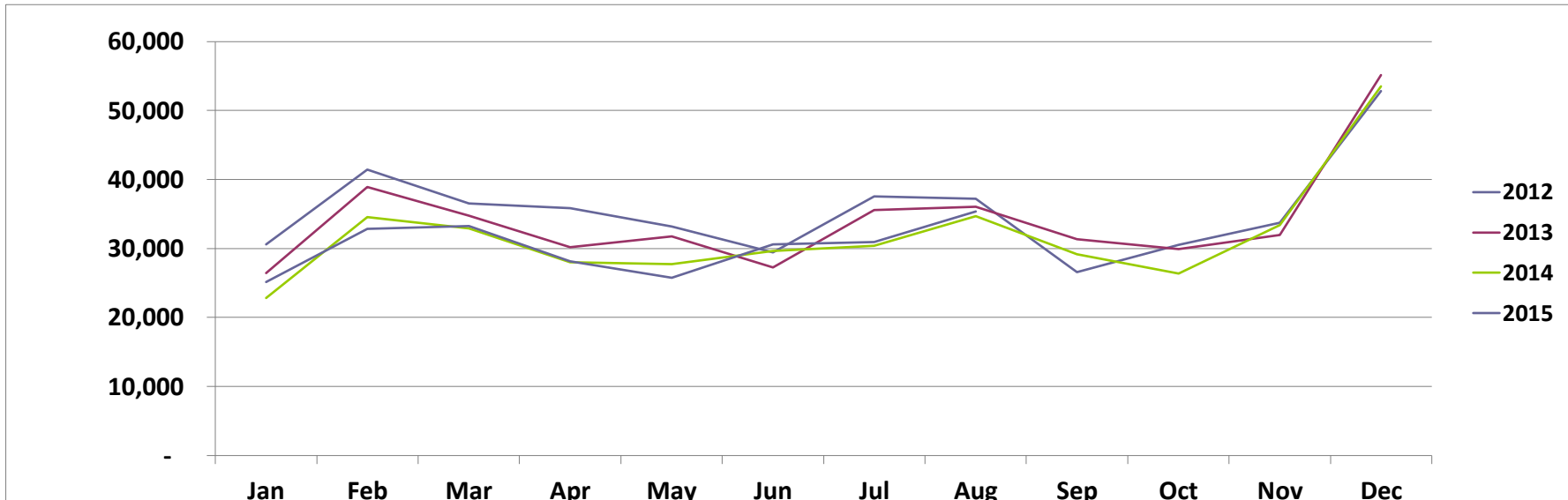
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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.



MONTHLY SALES

Great American Cookies #74288

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2012	\$30,616	\$41,426	\$36,529	\$35,820	\$33,183	\$29,427	\$37,575	\$37,209	\$26,597	\$30,506	\$33,755	\$52,798	\$425,441
2013	\$26,457	\$38,945	\$34,782	\$30,164	\$31,781	\$27,263	\$35,549	\$36,033	\$31,363	\$29,943	\$31,944	\$55,149	\$409,373
\$ +/-	(\$4,159)	(\$2,480)	(\$1,748)	(\$5,656)	(\$1,402)	(\$2,163)	(\$2,026)	(\$1,176)	\$4,766	(\$563)	(\$1,812)	\$2,351	(\$16,068)
% +/-	-14%	-6%	-5%	-16%	-4%	-7%	-5%	-3%	18%	-2%	-5%	4%	-4%
2013	\$26,457	\$38,945	\$34,782	\$30,164	\$31,781	\$27,263	\$35,549	\$36,033	\$31,363	\$29,943	\$31,944	\$55,149	\$409,373
2014	\$22,810	\$34,576	\$32,950	\$28,035	\$27,708	\$29,672	\$30,381	\$34,687	\$29,170	\$26,402	\$33,403	\$53,497	\$383,289
\$ +/-	(\$3,647)	(\$4,369)	(\$1,832)	(\$2,129)	(\$4,073)	\$2,408	(\$5,168)	(\$1,346)	(\$2,193)	(\$3,541)	\$1,459	(\$1,652)	(\$26,084)
% +/-	-14%	-11%	-5%	-7%	-13%	9%	-15%	-4%	-7%	-12%	5%	-3%	-6%
2014	\$22,810	\$34,576	\$32,950	\$28,035	\$27,708	\$29,672	\$30,381	\$34,687	\$29,170	\$26,402	\$33,403	\$53,497	\$383,289
2015	\$25,152	\$32,870	\$33,281	\$28,125	\$25,774	\$30,574	\$30,932	\$35,379	\$0	\$0	\$0	\$0	\$242,086
\$ +/-	\$2,342	(\$1,706)	\$331	\$90	(\$1,934)	\$902	\$551	\$693					\$1,268
% +/-	10%	-5%	1%	0%	-7%	3%	2%	2%					1%





**Great American Cookies #74288
PROFORMA**

Trailing 12 Months Ending 8/31/2015		
SALES	\$ 384,558	
COGS:	\$ 107,676	28.0%
Crew Labor:	\$ 69,220	18.0%
GM:	\$ 23,000	6.0%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 1,383	1.5%
Payroll Taxes*:	\$ 8,300	9.0%
R&M:	\$ 1,154	0.3%
Non-Ingredient:	\$ 1,077	0.3%
Utilities:	\$ 11,900	3.1%
Rent:	\$ 38,196	9.9%
CAM:	\$ 9,216	2.4%
Property Tax:	\$ 1,644	0.4%
Personal Property Tax:	\$ 250	0.1%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 3,846	1.0%
Royalty:	\$ 23,073	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,300	0.6%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 5,384	1.4%
Professional Services:	\$ 400	0.1%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ 615	0.2%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,425	0.4%
Cash Over/Short:	\$ 385	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 1,555	0.4%
Total Expenses:	\$ 312,598	81.3%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 71,959	18.7%

*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*: \$339,894
 Inventory: \$9,000
 Owner Operated Cash Flow**: \$97,808

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



* Trailing 12 Months Ending 5/31/2015

** 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:

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
 Royalty: 6%
 Remodel Requirements: None

Transfer Fee: \$10,000
 Advertising: 1.5%

Training Location: Atlanta, GA
 Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$3,667
 Percentage Rent: 10%
 Expiration: 11/1/2018

Options: 1x5yr
 CAM: \$746
 Monthly Property Tax: \$138

Security Deposit: per lease
 Real Property Available: no
 Increases: 9% in 2016

Location Details:

Business Established: 7/1/2006
 Owner Since: 7/1/2006
 Hours of Operation: 10a-9p M-Sat, 12p-5p Sun

Building Type: mall
 Seating: none
 Licenses Needed: business, health

Building Size: 743 SF
 Employees: 1 F/T, 8 P/T

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.

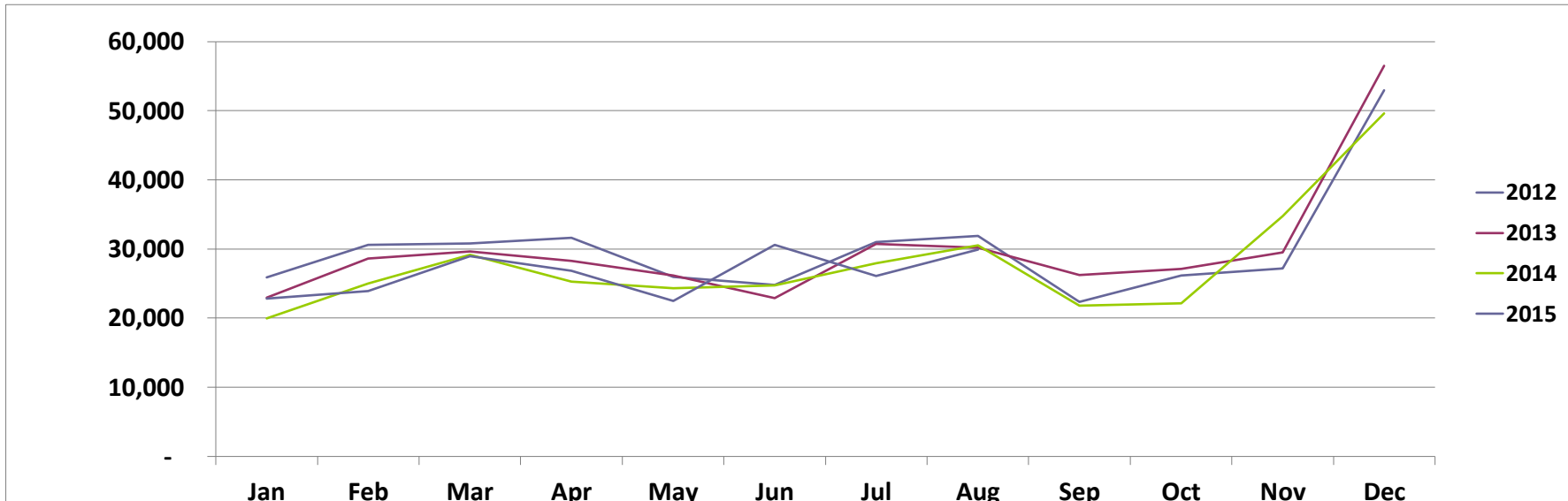
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MONTHLY SALES

Pretzelmaker #26351

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2012	\$25,879	\$30,582	\$30,780	\$31,590	\$25,957	\$24,789	\$31,033	\$31,866	\$22,381	\$26,197	\$27,216	\$52,991	\$361,259
2013	\$22,942	\$28,646	\$29,645	\$28,298	\$26,179	\$22,899	\$30,743	\$30,210	\$26,263	\$27,130	\$29,543	\$56,477	\$358,974
\$ +/-	(\$2,936)	(\$1,936)	(\$1,135)	(\$3,292)	\$222	(\$1,889)	(\$290)	(\$1,656)	\$3,882	\$934	\$2,327	\$3,486	(\$2,285)
% +/-	-11%	-6%	-4%	-10%	1%	-8%	-1%	-5%	17%	4%	9%	7%	-1%
2013	\$22,942	\$28,646	\$29,645	\$28,298	\$26,179	\$22,899	\$30,743	\$30,210	\$26,263	\$27,130	\$29,543	\$56,477	\$358,974
2014	\$19,984	\$24,996	\$29,187	\$25,282	\$24,326	\$24,753	\$27,910	\$30,532	\$21,807	\$22,118	\$34,735	\$49,609	\$335,239
\$ +/-	(\$2,959)	(\$3,650)	(\$458)	(\$3,016)	(\$1,853)	\$1,853	(\$2,832)	\$323	(\$4,456)	(\$5,013)	\$5,192	(\$6,868)	(\$23,736)
% +/-	-13%	-13%	-2%	-11%	-7%	8%	-9%	1%	-17%	-18%	18%	-12%	-7%
2014	\$19,984	\$24,996	\$29,187	\$25,282	\$24,326	\$24,753	\$27,910	\$30,532	\$21,807	\$22,118	\$34,735	\$49,609	\$335,239
2015	\$22,833	\$23,925	\$28,949	\$26,842	\$22,489	\$30,574	\$26,100	\$29,914	\$0	\$0	\$0	\$0	\$211,626
\$ +/-	\$2,850	(\$1,071)	(\$238)	\$1,560	(\$1,837)	\$5,821	(\$1,810)	(\$618)					\$4,655
% +/-	14%	-4%	-1%	6%	-8%	24%	-6%	-2%					2%





**Pretzelmaker #26351
PROFORMA**

Trailing 12 Months Ending 5/31/2015		
SALES	\$ 339,894	
COGS:	\$ 76,136	22.4%
Crew Labor:	\$ 54,383	16.0%
GM:	Assume Owner-Operator	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 816	1.5%
Payroll Taxes*:	\$ 4,894	9.0%
R&M:	\$ 2,379	0.7%
Non-Ingredient:	\$ 1,699	0.5%
Utilities:	\$ 12,700	3.7%
Rent:	\$ 44,004	12.9%
CAM:	\$ 8,952	2.6%
Property Tax:	\$ 1,656	0.5%
Personal Property Tax:	\$ 250	0.1%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 5,098	1.5%
Royalty:	\$ 20,394	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,380	0.7%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 4,419	1.3%
Professional Services:	\$ 400	0.1%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ 370	0.1%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,340	0.4%
Cash Over/Short:	\$ 340	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:	\$ 243,211	71.6%
Other Income:	\$ 1,125	0.3%
Store Level Net Profit:	\$ 97,808	28.8%

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

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