



**CONFIDENTIAL Executive Summary**



Purchase Price: \$55,000  
 Total Annual Sales\*: \$524,627  
 Inventory: \$6,000  
 Owner Operated Cash Flow\*\*: \$30,125

**Kinder's Meats Deli BBQ**  
**3242 W. Grant Line Rd.**  
**Tracy, CA 95304**

\* Trailing 12 Months Ending 9/30/2015

**\*\*SELLER FINANCING AVAILABLE\*\***

\*\* 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:**

Kinder's is a family run business founded in 1946 in the San Francisco Bay Area. In addition to store locations, Kinder's is well known in grocery stores across the country for its sauces and spices.

Franchise Agreement Expiration: n/a  
 Royalty: n/a  
 Remodel Requirements: None

Transfer Fee: n/a  
 Advertising: n/a

Training Location: n/a  
 Training Period: n/a

**Lease Information:**

Monthly Base Rent: \$4,068  
 Percentage Rent: n/a  
 Expiration: 1/31/2016

Options: Buyer to sign new lease  
 CAM: included  
 Monthly Property Tax: included

Security Deposit: \$4,950  
 Real Property Available: No  
 Increases: n/a

**Location Details:**

Business Established:  
 Owner Since: 2009  
 Hours of Operation: 10am-8pm daily

Building Type: Inline  
 Seating: 43 inside, 12 outside  
 Licenses Needed: business, health

Building Size: 1800 SF  
 Employees: 9 P/T

Located just off I-205 adjacent to Costco and WalMart Supercenter. Nearby competition includes Golden Corral, Subway, and Famous Dave's BBQ. Seller will finance with \$30K down.

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

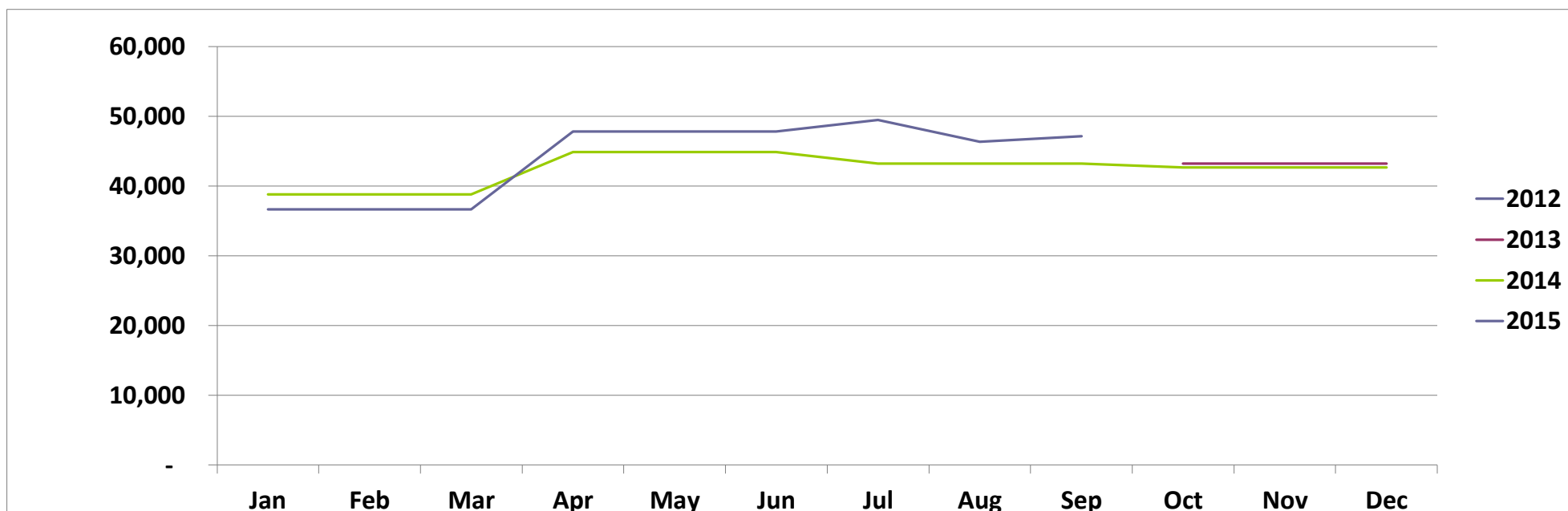
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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

Kinder's Meats Deli BBQ (sales for 10/2013-6/2015 are quarterly divided by 3)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2013</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,238	\$43,238	\$43,238	\$129,713
<b>2014</b>	\$38,847	\$38,847	\$38,847	\$44,924	\$44,924	\$44,924	\$43,241	\$43,241	\$43,241	\$42,686	\$42,686	\$42,686	\$509,093
<b>\$ +/-</b>	\$38,847	\$38,847	\$38,847	\$44,924	\$44,924	\$44,924	\$43,241	\$43,241	\$43,241	(\$552)	(\$552)	(\$552)	\$379,380
<b>% +/-</b>										-1%	-1%	-1%	292%
<b>2014</b>	\$38,847	\$38,847	\$38,847	\$44,924	\$44,924	\$44,924	\$43,241	\$43,241	\$43,241	\$42,686	\$42,686	\$42,686	\$509,093
<b>2015</b>	\$36,663	\$36,663	\$36,663	\$47,845	\$47,845	\$47,845	\$49,471	\$46,381	\$47,195	\$0	\$0	\$0	\$396,570
<b>\$ +/-</b>	(\$2,184)	(\$2,184)	(\$2,184)	\$2,920	\$2,920	\$2,920	\$6,230	\$3,140	\$3,954				\$15,534
<b>% +/-</b>	-6%	-6%	-6%	7%	7%	7%	14%	7%	9%				4%





## Kinder's Meats Deli BBQ PROFORMA

Trailing 12 Months Ending 9/30/2015		
SALES	\$ 524,627	
COGS:	\$ 256,543	48.9%
Crew Labor:	\$ 91,810	17.5%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 4,453	4.9%
Payroll Taxes*:	\$ 11,779	12.8%
R&M:	\$ 3,253	0.6%
Non-Ingredient:	\$ 29,379	5.6%
Utilities:	\$ 20,000	3.8%
Rent:	\$ 48,816	9.3%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 400	0.1%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ -	0.0%
Royalty:	\$ -	0.0%
Insurance:	\$ 4,200	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 13,116	2.5%
Professional Services:	\$ 1,900	0.4%
Outside Services:	\$ 3,000	0.6%
Laundry/Uniforms:	\$ 650	0.1%
Pest Control:	\$ 600	0.1%
Security:	\$ 1,200	0.2%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 2,280	0.4%
Cash Over/Short:	\$ 525	0.1%
Total Expenses:	\$ 494,502	94.3%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 30,125	5.7%

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

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.