



CONFIDENTIAL Executive Summary



Purchase Price:	\$119,000	Subway #55132
Total Annual Sales*:	\$308,859	454 FM 664 Suite A
Inventory:	\$2,500	Ferris, TX 75125
Owner Operated Cash Flow**:	\$52,832	

* Trailing 12 Months Ending 2/28/2015

** 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:

Subway is the world's #1 QSR chain with over 43,000 restaurants in 110 countries. Franchisor requires sufficient net worth and liquidity, and Buyer must live in the area.

Franchise Agreement Expiration: N/A	Transfer Fee: \$5,000	Training Location: Milford, CT
Royalty: 8.0%	Advertising: 4.5%	Training Period: 2 Weeks
Remodel Requirements: Estimated at \$2700-\$7700 due 9/29/2017		

Lease Information:

Monthly Base Rent: \$2,926	Options: 1x5yr	Security Deposit: \$0
Percentage Rent: N/A	CAM: \$0	Real Property Available: No
Expiration: 2020	Monthly Property Tax: \$0	Increases: 0

Location Details:

Business Established: 2012	Building Type: Inline	Building Size: 1800 SF
Owner Since: 2012	Seating: 54	Employees: 1 F/T, 12 P/T
Hours of Operation: 7am-10pm	Licenses Needed: business, health	
Located off of I-45, in small shopping center next to Family Dollar. Several schools nearby.		

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.



**Subway #55132
PROFORMA**

Trailing 12 Months Ending 2/28/2015		
SALES	\$ 308,859	
COGS:	\$ 101,923	33.0%
Crew Labor:	\$ 52,506	17.0%
GM:	Assume Owner-Operator	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ -	0.0%
Payroll Taxes*:	\$ 5,251	10.0%
R&M:	\$ 1,081	0.4%
Non-Ingredient:	\$ 772	0.3%
Utilities:	\$ 12,000	3.9%
Rent:	\$ 35,112	11.4%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.2%
Local Advertising:	\$ 927	0.3%
Nat'l Advertising:	\$ 13,899	4.5%
Royalty:	\$ 24,709	8.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 1,850	0.6%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 3,089	1.0%
Professional Services:	\$ 500	0.2%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,000	0.3%
Cash Over/Short:	\$ 309	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:	\$ 256,027	82.9%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 52,832	17.1%

*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.