



CONFIDENTIAL Executive Summary



Purchase Price:	\$168,500
Total Annual Sales*:	\$483,976
Inventory:	\$6,000
Managed Cash Flow**:	\$66,781

Little Caesars
11600 Gladiolus Dr. #316
Ft. Myers, FL 33908

* Trailing 12 Months Ending 2/29/2016

** 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:

Little Caesar's is one of the largest and fastest the growing pizza carry-out chains in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$250,000 net worth with \$100,000 liquid.

Franchise Agreement Expiration: 2017, \$2500 to renew

Transfer Fee: \$5,000

Training Location: Near Buyer

Royalty: 6.0%

Advertising: 4.0%

Training Period: 6 weeks

Remodel Requirements: Approx \$75K POS and lobby remodel due at end of 2017.

Lease Information:

Monthly Base Rent: \$2,950

Options: 1x5 yr

Security Deposit: Yes

Percentage Rent:

CAM: \$700

Real Property Available: No

Expiration: Spring/Summer 2017

Monthly Property Tax: Included

Increases:

Location Details:

Business Established: 2007

Building Type: Inline

Building Size: 1240 SF

Owner Since: 2007

Seating: none

Employees: 10

Hours of Operation: 11a-10p daily

Licenses Needed: Business, health

Store is well-located in Publix anchored shopping center. New growth all around, with a new WalMart Supercenter that just opened a mile away. Store is 4 miles from Sanibel Island and 4.5 miles to Fort Myers Beach, both are heavy tourist destinations.

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.



Little Caesars PROFORMA

Trailing 12 Months Ending 2/29/2016		
SALES	\$ 483,976	
COGS:	\$ 187,541	38.8%
Crew Labor:	\$ 53,237	11.0%
GM:	\$ 30,000	6.2%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 2,289	2.8%
Payroll Taxes*:	\$ 8,906	10.7%
R&M:	\$ 3,630	0.8%
Non-Ingredient:	\$ 4,114	0.9%
Utilities:	\$ 17,000	3.5%
Rent:	\$ 35,400	7.3%
CAM:	\$ 8,400	1.7%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 8,712	1.8%
Nat'l Advertising:	\$ 19,359	4.0%
Royalty:	\$ 29,039	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,400	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 6,098	1.3%
Professional Services:	\$ -	0.0%
Outside Services:	\$ 3,900	0.8%
Laundry/Uniforms:	\$ 550	0.1%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 900	0.2%
Cash Over/Short:	\$ 484	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ 50	0.0%
Other G&A:	\$ 650	0.1%
Total Expenses:	\$ 423,758	87.6%
Other Income:	\$ 6,563	1.4%
Store Level Net Profit:	\$ 66,781	13.8%

*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.