



## CONFIDENTIAL Executive Summary

Purchase Price:	\$265,000
Total Annual Sales*:	\$662,908
Inventory:	\$5,000
Owner Operated Cash Flow**:	\$150,112
Managed Cash Flow**:	\$109,528

**Papa John's Pizza #3897**  
**18640 FM 1488 Suite C**  
**Magnolia, TX 77355**



\* Trailing 12 Months Sales Ending 4/30/2016

\*\* 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:

Papa John's is the 3rd largest take-out and delivery pizza chain in the U.S. operating over 3,300 Papa John's in all 50 U.S states and 30 international markets. Franchisor requires minimum of 250K net worth with enough liquidity to make the purchase and still have sufficient working capital in reserve.

Franchise Agreement Expiration: in 2025

Transfer Fee: \$4,000

Training Location: Louisville, KY and in market

Royalty: 5.0%

Advertising: 3.0%

Training Period: 4-6 Weeks

Remodel Requirements: None at this time.

---

### Lease Information:

Monthly Base Rent: \$2,200

Options: 5x5 yr

Security Deposit: \$4,400

Percentage Rent: 0.00%

CAM: \$450

Real Property Available: no

Expiration: 2022

Monthly Property Tax: n/a

Increases: 10% at option

---

### Location Details:

Business Established: 2011

Building Type: inline

Building Size: 1200 SF

Owner Since: 2014

Seating: n/a

Employees: 20

Hours of Operation: Sun-Th 10a-10p, F-S 10a-11p

Licenses Needed: Business, health

This well-located Papa John's is about under an hour from Houston in a busy shopping center near a newly opened Walgreens and a Wal-Mart. The Texas Renaissance Festival is held just a couple blocks away, which runs from Oct 1-Nov 30 with approx. five million people in attendance. Nearby competition includes Pizza Hut, Dominos, Burger King, and McDonalds.

---

**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.





**Papa John's Pizza #3897  
PROFORMA**

Sales from Feb-Dec 2015 extrapolated to 12 months		
SALES	\$ 662,908	
COGS:	\$ 165,727	25.0%
Crew Labor:	\$ 145,840	22.0%
GM:	\$ 35,000	5.3%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,617	2.0%
Payroll Taxes*:	\$ 23,509	13.0%
R&M:	\$ 3,315	0.5%
Non-Ingredient:	\$ 3,315	0.5%
Utilities:	\$ 8,000	1.2%
Rent:	\$ 26,400	4.0%
CAM:	\$ 5,400	0.8%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 29,831	4.5%
Nat'l Advertising:	\$ 19,887	3.0%
Royalty:	\$ 33,145	5.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 7,000	1.1%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 20,882	3.2%
Professional Services:	\$ 4,000	0.6%
Outside Services:	\$ 1,000	0.2%
Laundry/Uniforms:	\$ 1,200	0.2%
Pest Control:	\$ 200	0.0%
Security:	\$ 150	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 500	0.1%
Cash Over/Short:	\$ 663	0.1%
Non-recurring expenses:	\$ -	0.0%
Other expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Mileage:	\$ 13,700	2.1%
Total Expenses:	\$ 553,380	83.5%
Other Income:	\$ -	0.0%
Managed Cash Flow:	\$ 109,528	16.5%

\*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.