



### CONFIDENTIAL Executive Summary



Purchase Price:	\$175,000	<b>Round Table Pizza #827</b>
Total Annual Sales*:	\$812,255	<b>2151 Cowell Blvd</b>
Inventory:	\$17,500	<b>Davis, CA, 95618</b>
Owner Operated Cash Flow**:	\$46,463	

\* Trailing 12 Months Ending 11/30/2016

\*\* 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 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:

Round Table Pizza is the fifth largest pizza chain in the US with over 500 restaurants in nine western states and abroad. Headquartered in Concord, CA, 80% of Round Table restaurants are franchised. Restaurant management experience, good credit and \$500K net worth and \$200K liquid required.

Franchise Agreement Expiration: 8/26/2018	Transfer Fee: \$12,500	Training Location: Near buyer
Royalty: 4.0%	Advertising: 4.0%	Training Period: 4-8 weeks
Remodel Requirements: TBD		

#### Lease Information:

Monthly Base Rent: \$7,433	Options: 1x5 yr options	Security Deposit: None
Percentage Rent: 6.00%	CAM: \$1,716	Real Property Available: No
Expiration: 8/25/2018	Monthly Property Tax: \$1,638	Increases: FMV at option

#### Location Details:

Business Established: 8/25/1998	Building Type: Inline	Building Size: 3605 SF
Owner Since: 8/25/1998	Seating: 120	Employees: 20
Hours of Operation: 11:00am-10:30pm daily	Licenses Needed: Business, health, ABC	

Outparcel adjacent to a Safeway shopping center at the corner of Cowell Blvd. and Pole Line Rd. Other tenants include Rite Aid and Office Max. Nearby competition includes Symposium Restaurant & Pizza, Village Pizza and Grill and Dos Coyotes.

**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**

**Round Table Pizza #827**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2014</b>	\$60,701	\$63,881	\$66,744	\$64,691	\$67,570	\$70,587	\$65,512	\$62,568	\$67,325	\$80,486	\$68,536	\$69,166	\$807,767
<b>2015</b>	\$67,963	\$64,340	\$67,434	\$68,462	\$75,003	\$62,355	\$63,282	\$63,076	\$67,452	\$74,189	\$71,521	\$72,167	\$817,244
<b>\$ +/-</b>	\$7,262	\$459	\$690	\$3,771	\$7,433	(\$8,232)	(\$2,230)	\$508	\$127	(\$6,297)	\$2,985	\$3,001	\$9,477
<b>% +/-</b>	12%	1%	1%	6%	11%	-12%	-3%	1%	0%	-8%	4%	4%	1%
<b>2015</b>	\$67,963	\$64,340	\$67,434	\$68,462	\$75,003	\$62,355	\$63,282	\$63,076	\$67,452	\$74,189	\$71,521	\$72,167	\$817,244
<b>2016</b>	\$69,681	\$64,209	\$68,862	\$72,998	\$73,599	\$68,989	\$65,607	\$62,401	\$62,223	\$69,395	\$62,124	\$0	\$740,088
<b>\$ +/-</b>	\$1,718	(\$131)	\$1,428	\$4,536	(\$1,404)	\$6,634	\$2,325	(\$675)	(\$5,229)	(\$4,794)	(\$9,397)		(\$4,989)
<b>% +/-</b>	3%	0%	2%	7%	-2%	11%	4%	-1%	-8%	-6%	-13%		-1%



**Round Table Pizza #827  
PROFORMA**

Trailing 12 Months Ending 11/30/2016		
SALES	\$ 812,255	
COGS:	\$ 177,072	21.8%
Crew Labor:	\$ 211,186	26.0%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 6,505	3.1%
Payroll Taxes*:	\$ 23,399	11.1%
R&M:	\$ 17,870	2.2%
Non-Ingredient:	\$ 19,494	2.4%
Utilities:	\$ 32,000	3.9%
Rent:	\$ 89,196	11.0%
CAM:	\$ 20,592	2.5%
Property Tax:	\$ 19,656	2.4%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 29,241	3.6%
Nat'l Advertising:	\$ 32,490	4.0%
Royalty:	\$ 32,490	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 6,000	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 13,808	1.7%
Professional Services:	\$ 4,000	0.5%
Outside Services:	\$ 2,500	0.3%
Laundry/Uniforms:	\$ 1,800	0.2%
Pest Control:	\$ 1,000	0.1%
Security:	\$ 300	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 2,000	0.2%
Cash Over/Short:	\$ 812	0.1%
Non-recurring expenses:	\$ -	0.0%
Auto:	\$ 12,200	1.5%
Personal:	\$ -	0.0%
Employee Benefits:	\$ 11,000	1.4%
Other G&A:	\$ 230	0.0%
Total Expenses:	\$ 767,942	94.5%
Other Income:	\$ 2,150	0.3%
Owner-operated Cash Flow:	\$ 46,463	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.