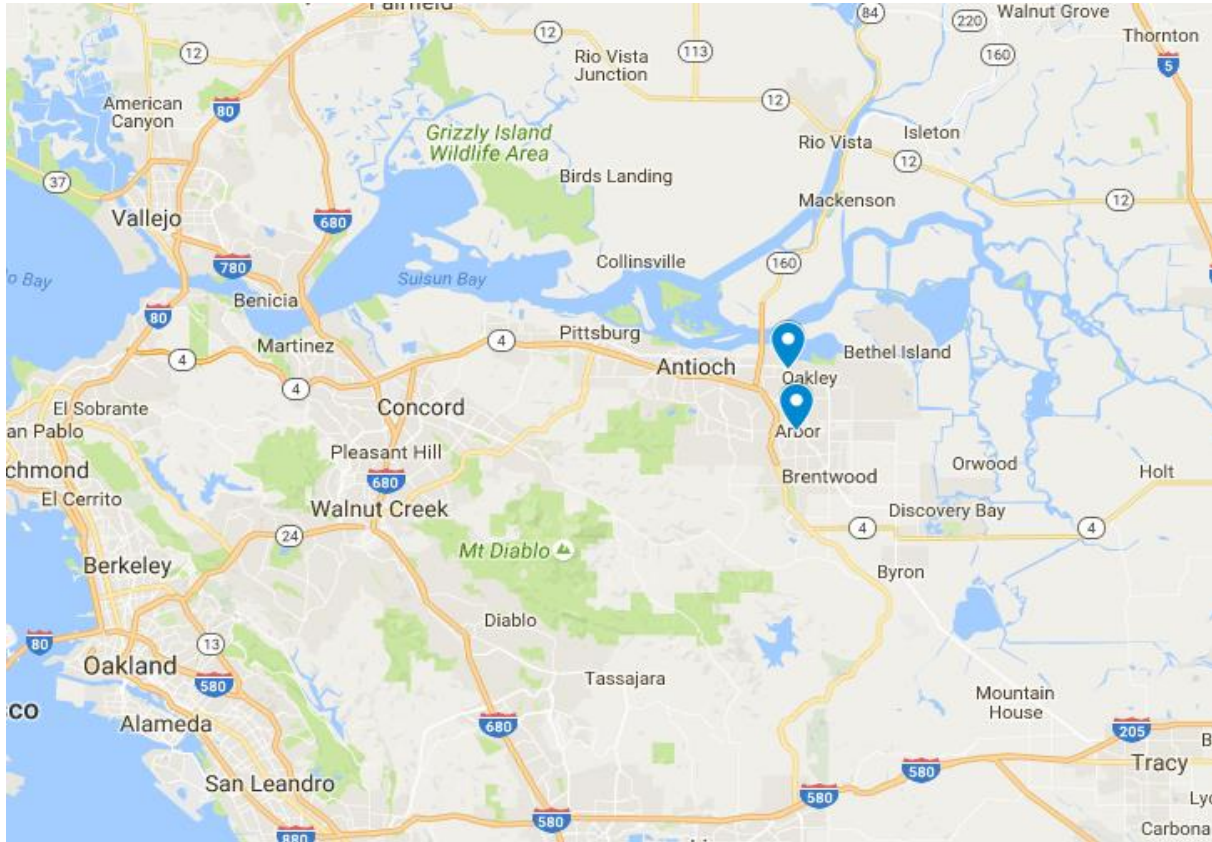




**Little Caesars**  
**2 Units in Brentwood, CA**  
**\$695,000 for package**



Stores located just a few miles apart in East Bay, just east of San Francisco.

Store	T13 Ending P11 2016	Managed Cash Flow
Little Caesars #1352-007- Brentwood	\$752,776	\$106,638
Little Caesars #1352-008- Oakley	\$673,850	\$105,866
<b>TOTAL</b>	<b>\$1,426,626</b>	<b>\$212,505</b>



## CONFIDENTIAL Executive Summary



Purchase Price:	\$695,000 for package	<b>Little Caesars #1352-007- Brentwood</b>
Total Annual Sales*:	\$752,776	<b>6935 Lone Tree Way</b>
Inventory:	\$5,000	<b>Brentwood, CA, 94513</b>
Managed Cash Flow**:	\$106,638	

\* T13 Ending P11 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.

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### 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: 11/13/2019

Transfer Fee: \$5,000

Training Location: Detroit

Royalty: 6.0%

Advertising: 4.0%

Training Period: 6 weeks

Remodel Requirements: i7 and Caesar Vision

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### Lease Information:

Monthly Base Rent: \$4,743

Options: 4x5 yr options

Security Deposit: \$3,231

Percentage Rent: None

CAM: Included

Real Property Available: None

Expiration: 11/13/2019

Monthly Property Tax: Included

Increases: 3% annually

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### Location Details:

Business Established: 11/13/2009

Building Type: Inline

Building Size: 1400

Owner Since: 11/13/2009

Seating: 0

Employees: 5 F/T, 8 P/T

Hours of Operation: 11-9, 11-10

Licenses Needed: Business and Health

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Located next to a gas station and car wash at the corner of Fairview Ave. Nearby competition includes Straw Hat Pizza, Pizza Guys, Carl's Jr., Five Guys, KFC, and Wendy's.

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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**



Little Caesars #1352-007- Brentwood

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2014</b>	\$52,998	\$51,492	\$52,955	\$51,759	\$54,953	\$59,908	\$58,451	\$60,744	\$58,794	\$58,728	\$61,874	\$57,207	\$61,238	\$741,101
<b>2015</b>	\$60,278	\$59,410	\$62,008	\$60,988	\$60,439	\$62,544	\$61,369	\$57,131	\$61,604	\$57,343	\$57,882	\$60,394	\$60,294	\$781,684
<b>\$ +/-</b>	\$7,279	\$7,918	\$9,053	\$9,229	\$5,486	\$2,637	\$2,918	(\$3,613)	\$2,810	(\$1,385)	(\$3,992)	\$3,187	(\$944)	\$40,583
<b>% +/-</b>	14%	15%	17%	18%	10%	4%	5%	-6%	5%	-2%	-6%	6%	-2%	5%
<b>2015</b>	\$60,278	\$59,410	\$62,008	\$60,988	\$60,439	\$62,544	\$61,369	\$57,131	\$61,604	\$57,343	\$57,882	\$60,394	\$60,294	\$781,684
<b>2016</b>	\$58,295	\$58,567	\$55,652	\$59,526	\$59,076	\$61,369	\$55,619	\$57,692	\$55,786	\$54,171	\$56,335	\$0	\$0	\$632,088
<b>\$ +/-</b>	(\$1,983)	(\$844)	(\$6,356)	(\$1,462)	(\$1,363)	(\$1,175)	(\$5,750)	\$561	(\$5,817)	(\$3,172)	(\$1,547)			(\$28,908)
<b>% +/-</b>	-3%	-1%	-10%	-2%	-2%	-2%	-9%	1%	-9%	-6%	-3%			-4%



**Little Caesars #1352-007- Brentwood  
PROFORMA**

	T13 Ending P11 2016	
SALES	\$ 752,776	
COGS:	\$ 259,708	34.5%
Crew Labor:	\$ 124,208	16.5%
GM:	\$ 30,000	4.0%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp:	\$ 6,384	4.1%
Payroll Taxes:	\$ 16,192	10.5%
R&M:	\$ 7,528	1.0%
Non-Ingredient:	\$ 3,764	0.5%
Utilities:	\$ 25,000	3.3%
Rent:	\$ 56,916	7.6%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 1,800	0.2%
Local Advertising:	\$ 7,528	1.0%
Nat'l Advertising:	\$ 30,111	4.0%
Royalty:	\$ 45,167	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 4,500	0.6%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 14,905	2.0%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 2,200	0.3%
Laundry/Uniforms:	\$ 1,200	0.2%
Pest Control:	\$ -	0.0%
Security:	\$ 560	0.1%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,500	0.2%
Cash Over/Short:	\$ 753	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 1,115	0.1%
Total Expenses:	\$ 646,137	85.8%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 106,638	14.2%

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.



## CONFIDENTIAL Executive Summary



Purchase Price:	\$695,000 for Package	<b>Little Caesars #1352-008- Oakley</b>
Total Annual Sales*:	\$673,850	<b>2170 Main Street</b>
Inventory:	\$5,000	<b>Oakley, CA, 94561</b>
Managed Cash Flow**:	\$105,866	

\* T13 Ending P11 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.

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### 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: 1/28/2021

Transfer Fee: \$5,000

Training Location: Detroit

Royalty: 6.0%

Advertising: 4.0%

Training Period: 6 weeks

Remodel Requirements: i7 and Caesar Vision

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### Lease Information:

Monthly Base Rent: \$3,230

Options: 4x5 yr options

Security Deposit: \$4,743

Percentage Rent: None

CAM: Included

Real Property Available: No

Expiration: 1/28/2021

Monthly Property Tax: Included

Increases: Fixed until 1/28/2021

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### Location Details:

Business Established: 1/28/2011

Building Type: Inline

Building Size: 1200

Owner Since: 1/28/2011

Seating: 0

Employees: 5 F/T, 8 P/T

Hours of Operation: 11-9, 11-10

Licenses Needed: Business and Health

Located in a small strip center on Main Street across from a Raley's shopping center. Nearby competition includes Mountain Mike's, Round Table, Sabrina's Pizza, Taco Bell, Uncle Wong Chinese, and Jack in the Box.

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MONTHLY SALES



Little Caesars #1352-008- Oakley

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2014</b>	\$48,128	\$46,668	\$47,795	\$47,149	\$48,587	\$54,088	\$50,076	\$52,213	\$51,414	\$52,367	\$55,778	\$50,186	\$54,199	\$658,646
<b>2015</b>	\$52,918	\$51,645	\$55,547	\$53,327	\$52,989	\$55,143	\$48,107	\$51,781	\$48,719	\$48,953	\$51,560	\$47,386	\$50,591	\$668,664
<b>\$ +/-</b>	\$4,790	\$4,976	\$7,752	\$6,178	\$4,402	\$1,055	(\$1,969)	(\$432)	(\$2,694)	(\$3,414)	(\$4,218)	(\$2,800)	(\$3,608)	\$10,018
<b>% +/-</b>	10%	11%	16%	13%	9%	2%	-4%	-1%	-5%	-7%	-8%	-6%	-7%	2%
<b>2015</b>	\$52,918	\$51,645	\$55,547	\$53,327	\$52,989	\$55,143	\$48,107	\$51,781	\$48,719	\$48,953	\$51,560	\$47,386	\$50,591	\$668,664
<b>2016</b>	\$52,154	\$51,263	\$51,328	\$54,457	\$54,485	\$55,458	\$50,972	\$51,140	\$49,043	\$51,271	\$54,302	\$0	\$0	\$575,873
<b>\$ +/-</b>	(\$764)	(\$382)	(\$4,219)	\$1,130	\$1,496	\$316	\$2,865	(\$640)	\$324	\$2,318	\$2,742			\$5,185
<b>% +/-</b>	-1%	-1%	-8%	2%	3%	1%	6%	-1%	1%	5%	5%			1%



**Little Caesars #1352-008- Oakley  
PROFORMA**

	YE 2014	
SALES	\$ 673,850	
COGS:	\$ 234,500	34.8%
Crew Labor:	\$ 104,447	15.5%
GM:	\$ 30,000	4.5%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp:	\$ 4,907	3.7%
Payroll Taxes:	\$ 14,117	10.5%
R&M:	\$ 6,738	1.0%
Non-Ingredient:	\$ 3,369	0.5%
Utilities:	\$ 25,000	3.7%
Rent:	\$ 38,760	5.8%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 1,750	0.3%
Local Advertising:	\$ 6,738	1.0%
Nat'l Advertising:	\$ 26,954	4.0%
Royalty:	\$ 40,431	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 4,500	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 14,623	2.2%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ 1,000	0.1%
Laundry/Uniforms:	\$ 1,200	0.2%
Pest Control:	\$ -	0.0%
Security:	\$ 560	0.1%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,500	0.2%
Cash Over/Short:	\$ 674	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 1,115	0.2%
Total Expenses:	\$ 567,983	84.3%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 105,866	15.7%

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