



Little Caesars  
 2 Units- Portland, OR Area  
 Price: \$980,000



Stores located about 25 minutes apart, just south of Portland. Newly remodeled with Caesar Vision and i7, including the new Pizza Portal.

Store	Trailing 13 periods ending P9 2018	Managed Cash Flow
Tigard, OR	\$772,822	\$162,477
Oregon City, OR	\$614,542	\$106,014
<b>TOTAL</b>	<b>\$1,387,364</b>	<b>\$268,490</b>



**CONFIDENTIAL Executive Summary**



Purchase Price: \$980,000 for the package  
 Total Annual Sales\*: \$772,822  
 Inventory: \$5,000  
 Managed Cash Flow\*\*: \$162,477

**Little Caesars- 1806-0001**  
**16230 SW Pacific Hwy**  
**Tigard, OR, 97224**

\* Trailing 13 periods ending P9 2018

\*\* 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 or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 9/1/2019

Transfer Fee: \$5K or \$1K for existing franchisee Training Location: Detroit, MI

Royalty: 6.0%

Advertising: 4.0%

Training Period: 6 weeks

Remodel Requirements: Newly remodeled with Caesar Vision and i7, including the Pizza Portal.

**Lease Information:**

Monthly Base Rent: \$2,741

Options: 2x5 yr

Security Deposit: \$2,500

Percentage Rent: N/A

CAM: \$544

Real Property Available: no

Expiration: 8/31/2019

Monthly Property Tax: \$199

Increases: 10% in 7/1/2024

**Location Details:**

Business Established: 9/1/2009

Building Type: inline

Building Size: 8000 SF

Owner Since: 9/1/2009

Seating: N/A

Employees: 9

Hours of Operation: 10:30a-10p Su-Th, 10:30a-11p Fr-Sa Licenses Needed: business, health

Located in outparcel in strip center at the corner of Pacific Hwy. and SW Durham Rd. Other tenants are Party Mart, Marshalls, and Dollar Tree. Nearby competition includes Panda Express, House of Bread, McDonalds, and JB O'Brien Pub.

**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**



Little Caesars- 1806-0001

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2015</b>	\$52,919	\$52,824	\$57,424	\$54,295	\$54,361	\$58,638	\$55,627	\$56,035	\$55,319	\$56,018	\$57,606	\$52,489	\$50,810	\$714,365
<b>2016</b>	\$50,264	\$56,038	\$52,229	\$56,095	\$56,115	\$58,776	\$59,271	\$55,852	\$56,423	\$55,767	\$57,209	\$50,359	\$63,535	\$727,933
<b>\$ +/-</b>	(\$2,655)	\$3,214	(\$5,195)	\$1,800	\$1,754	\$138	\$3,644	(\$183)	\$1,104	(\$251)	(\$397)	(\$2,130)	\$12,725	\$13,568
<b>% +/-</b>	-5%	6%	-9%	3%	3%	0%	7%	0%	2%	0%	-1%	-4%	25%	2%
<b>2016</b>	\$50,264	\$56,038	\$52,229	\$56,095	\$56,115	\$58,776	\$59,271	\$55,852	\$56,423	\$55,767	\$57,209	\$50,359	\$63,535	\$727,933
<b>2017</b>	\$45,588	\$51,440	\$56,212	\$59,793	\$59,565	\$63,333	\$63,151	\$61,706	\$59,507	\$61,707	\$63,578	\$59,036	\$59,397	\$764,013
<b>\$ +/-</b>	(\$4,676)	(\$4,598)	\$3,983	\$3,698	\$3,450	\$4,557	\$3,880	\$5,854	\$3,084	\$5,940	\$6,369	\$0.17	(\$4,138)	\$27,403
<b>% +/-</b>	-9%	-8%	8%	7%	6%	8%	7%	10%	5%	11%	11%	0%	-7%	4%
<b>2017</b>	\$45,588	\$51,440	\$56,212	\$59,793	\$59,565	\$63,333	\$63,151	\$61,706	\$59,507	\$61,707	\$63,578	\$59,036	\$59,397	\$764,013
<b>2018</b>	\$57,069	\$58,385	\$57,544	\$59,757	\$57,957	\$61,409	\$58,624	\$59,208	\$59,151	\$0	\$0	\$0	\$0	\$529,104
<b>\$ +/-</b>	\$11,481	\$6,945	\$1,332	(\$36)	(\$1,608)	(\$1,924)	(\$4,527)	(\$2,498)	(\$356)					\$8,809
<b>% +/-</b>	25%	14%	2%	0%	-3%	-3%	-7%	-4%	-1%					2%



**Little Caesars- 1806-0001  
PROFORMA**

Trailing 13 periods ending P9 2018		
SALES	\$ 772,822	
COGS:	\$ 255,031	33.0%
Crew Labor:	\$ 97,762	12.7%
GM:	\$ 29,500	3.8%
Other Store Level Mgmt:	\$ 23,000	3.0%
Workers Comp:	\$ 2,029	1.4%
Payroll Taxes:	\$ 16,228	10.8%
R&M:	\$ 2,318	0.3%
Non-Ingredient:	\$ 7,728	1.0%
Utilities:	\$ 14,500	1.9%
Rent:	\$ 32,892	4.3%
CAM:	\$ 6,528	0.8%
Property Tax:	\$ 2,388	0.3%
Personal Property Tax:	\$ 680	0.1%
Local Advertising:	\$ 7,728	1.0%
Nat'l Advertising:	\$ 30,913	4.0%
Royalty:	\$ 46,369	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,500	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 12,365	1.6%
Professional Services:	\$ 4,000	0.5%
Outside Services:	\$ 1,700	0.2%
Laundry/Uniforms:	\$ 410	0.1%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,350	0.2%
Cash Over/Short:	\$ -	
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ 10,250	1.3%
Other G&A:	\$ 1,575	0.2%
Total Expenses:	\$ 610,345	79.0%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 162,477	21.0%

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: \$980,000 for the package  
Total Annual Sales\*: \$614,542  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$106,014

**Little Caesars - 1806-0002**  
**2050 Beaver Creek Rd**  
**Oregon City, OR, 97045**

\* Trailing 13 periods ending P9 2018

\*\* 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 or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 11/1/2020      Transfer Fee: \$5K or \$1K for existing franchisee      Training Location: Detroit, MI  
Royalty: 6.0%      Advertising: 4.0%      Training Period: 6 weeks  
Remodel Requirements: Newly remodeled with Caesar Vision and i7, including the Pizza Portal.

**Lease Information:**

Monthly Base Rent: \$2,760      Options: 2x5 yr      Security Deposit: \$2,628  
Percentage Rent: N/A      CAM: \$547      Real Property Available: No but seller owns center  
Expiration: 10 years      Monthly Property Tax: \$271      Increases: 2.5% annually

**Location Details:**

Business Established: 11/1/2010      Building Type: Inline      Building Size: 8000 SF  
Owner Since: 11/1/2010      Seating: N/A      Employees: 9  
Hours of Operation: 10:30a-10p Su-Th, 10:30a-11p Fr-Sa      Licenses Needed: business, health

Located off of Beaver Creek Road. Located near Burger King, Mc Donald's and Jimmy John's are located across the intersection.

**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**



Little Caesars - 1806-0002

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2015</b>	\$49,744	\$48,853	\$54,305	\$50,114	\$50,426	\$50,226	\$48,292	\$50,617	\$48,869	\$46,553	\$49,739	\$49,893	\$49,076	\$646,707
<b>2016</b>	\$45,583	\$47,677	\$48,171	\$50,565	\$49,564	\$51,414	\$46,819	\$46,740	\$47,053	\$45,526	\$48,575	\$45,805	\$58,702	\$632,194
<b>\$ +/-</b>	(\$4,161)	(\$1,176)	(\$6,134)	\$451	(\$862)	\$1,188	(\$1,473)	(\$3,877)	(\$1,816)	(\$1,027)	(\$1,164)	(\$4,088)	\$9,626	(\$14,513)
<b>% +/-</b>	-8%	-2%	-11%	1%	-2%	2%	-3%	-8%	-4%	-2%	-2%	-8%	20%	-2%
<b>2016</b>	\$45,583	\$47,677	\$48,171	\$50,565	\$49,564	\$51,414	\$46,819	\$46,740	\$47,053	\$45,526	\$48,575	\$45,805	\$58,702	\$632,194
<b>2017</b>	\$40,714	\$42,551	\$48,352	\$48,468	\$46,382	\$48,399	\$48,729	\$49,689	\$48,975	\$49,333	\$50,188	\$50,016	\$50,554	\$622,350
<b>\$ +/-</b>	(\$4,869)	(\$5,126)	\$181	(\$2,097)	(\$3,182)	(\$3,015)	\$1,910	\$2,949	\$1,922	\$3,807	\$1,613	\$4,211	(\$8,148)	(\$9,844)
<b>% +/-</b>	-11%	-11%	0%	-4%	-6%	-6%	4%	6%	4%	8%	3%	9%	-14%	-2%
<b>2017</b>	\$40,714	\$42,551	\$48,352	\$48,468	\$46,382	\$48,399	\$48,729	\$49,689	\$48,975	\$49,333	\$50,188	\$50,016	\$50,554	\$622,350
<b>2018</b>	\$46,276	\$45,511	\$46,239	\$48,068	\$45,842	\$48,672	\$43,891	\$44,671	\$45,281	\$0	\$0	\$0	\$0	\$414,451
<b>\$ +/-</b>	\$5,562	\$2,960	(\$2,113)	(\$400)	(\$540)	\$273	(\$4,838)	(\$5,018)	(\$3,694)					(\$7,808)
<b>% +/-</b>	14%	7%	-4%	-1%	-1%	1%	-10%	-10%	-8%					-2%



**Little Caesars - 1806-0002  
PROFORMA**

Trailing 13 periods ending P9 2018		
SALES	\$ 614,542	
COGS:	\$ 199,726	32.5%
Crew Labor:	\$ 89,723	14.6%
GM:	\$ 34,500	5.6%
Other Store Level Mgmt:	\$ 15,000	2.4%
Workers Comp:	\$ 1,880	1.4%
Payroll Taxes:	\$ 15,036	10.8%
R&M:	\$ 2,151	0.4%
Non-Ingredient:	\$ 5,224	0.9%
Utilities:	\$ 13,500	2.2%
Rent:	\$ 33,126	5.4%
CAM:	\$ 6,564	1.1%
Property Tax:	\$ 3,252	0.5%
Personal Property Tax:	\$ 660	0.1%
Local Advertising:	\$ 4,609	0.8%
Nat'l Advertising:	\$ 24,582	4.0%
Royalty:	\$ 36,873	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,500	0.4%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 9,034	1.5%
Professional Services:	\$ 4,000	0.7%
Outside Services:	\$ 845	0.1%
Laundry/Uniforms:	\$ 625	0.1%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 680	0.1%
Cash Over/Short:	\$ -	
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ 3,100	0.5%
Other G&A:	\$ 740	0.1%
Total Expenses:	\$ 508,528	82.7%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 106,014	17.3%

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.