



CONFIDENTIAL Executive Summary



Purchase Price:	\$225,000	Snap Fitness #1358- Pollock Pines
Total Annual Sales*:	\$164,787	454 Pony Express Trail
Managed Cash Flow**:	\$70,638	Pollock Pines, CA 95726

* Trailing 12 Months Ending 1/31/2018

** 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:

Founded in 2003 by Peter Taunton, Snap Fitness now has 2,000 clubs open or in development in 18 countries, and is the world's premier 24/7 fitness franchise.

Franchise Agreement Expiration: 4/11/2021	Transfer Fee: \$2,500	Training Location: n/a
Royalty: \$1,387 per month	Advertising: n/a	Training Period: None
Remodel Requirements: TBD		

Lease Information:

Monthly Base Rent: \$1,480	Options: 2x5yr	Security Deposit: \$3,800
Percentage Rent: n/a	CAM: \$1,234	Real Property Available: No
Expiration: 4/1/2017	Monthly Property Tax: Included	Increases: 3%

Location Details:

Business Established: 8/1/2011	Building Type: Strip Center	Building Size: 2,200 SF
Owner Since: 8/1/2011		Employees: 2
Hours of Operation: Varies	Licenses Needed: Business	

With an elevation of 3980 ft, Pollock Pines is a scenic town of about 6500 people located between Sacramento and Lake Tahoe. This Snap Fitness sits in a busy shopping center at the corner of El Dorado Fwy and Sly Park Rd. anchored by Safeway and CVS. Other tenants include Starbuck's, O'Reilly Auto Parts and El Dorado Savings Bank. Nearest competition is another Snap Fitness location 20 min. away. There is no competition within Pollock Pines.

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.



Snap Fitness #1358- Pollock Pines PROFORMA

Trailing 12 Months Ending 1/31/2018		
SALES	\$ 164,787	100.0%
Crew Labor:	\$ 14,336	8.7%
Personal Trainers:	\$ -	0.0%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 456	3.2%
Payroll Taxes*:	\$ 1,964	13.7%
R&M:	\$ 9,063	5.5%
Non-Ingredient:	\$ 3,296	2.0%
Utilities:	\$ 5,900	3.6%
Rent:	\$ 17,760	10.8%
CAM:	\$ 14,808	9.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.3%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ -	0.0%
Royalty:	\$ 15,465	9.4%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ -	0.0%
Bank Charges:	\$ 600	0.4%
Credit Card Fees:	\$ 6,196	3.8%
Professional Services:	\$ 3,300	2.0%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ 160	0.1%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 180	0.1%
Cash Over/Short:	\$ 165	0.1%
Other G&A:	\$ -	0.0%
Total Expenses:	\$ 94,149	57.1%
Other Income:	\$ -	0.0%
Managed Cash Flow:	\$ 70,638	42.9%

*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.