



CONFIDENTIAL Executive Summary



Purchase Price:	\$295,000
Total Annual Sales*:	\$701,116
Inventory:	\$4,000
Owner-operated**:	\$113,981

Round Table Pizza #815
1776 N Broadway Blvd
Walnut Creek, CA

* Trailing 12 Months Ending 12/31/2017

** 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:

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: 2027
Royalty: 4.0%
Remodel Requirements: None

Transfer Fee: \$12,500
Advertising: 4.0%

Training Location: Near Buyer
Training Period: 4-8 weeks

Lease Information:

Monthly Base Rent: \$3,661
Percentage Rent: N/A
Expiration: 7/31/2021

Options: 1x5 yr
CAM: \$1,506
Monthly Property Tax: Included

Security Deposit: \$1,840
Real Property Available: No
Increases: \$140.80/year until 7/2021

Location Details:

Business Established: 20+ years
Owner Since: 3/1/2012
Hours of Operation: 11a-10p daily

Building Type: Inline
Seating: 19
Licenses Needed: Business, health

Building Size: 1,408 SF
Employees: Approx 15
Equipment Value: 50000

Well-located in a small center just off of I-680. Other tenants include Patelco Bank, Oreck Vacuum and Cigar Emporium. Nearby competition includes Pinky's Pizza Parlor, Skipolini's Pizza, and Extreme Pizza.

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.



**Round Table Pizza #815
PROFORMA**

Trailing 12 Months Ending 12/31/2017		
SALES	\$ 701,116	
COGS:	\$ 201,220	28.7%
Crew Labor:	\$ 161,257	23.0%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,225	2.0%
Payroll Taxes*:	\$ 20,157	12.5%
R&M:	\$ 3,506	0.5%
Non-Ingredient:	\$ 1,753	0.3%
Utilities:	\$ 23,900	3.4%
Rent:	\$ 43,932	6.3%
CAM:	\$ 18,072	2.6%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 725	0.1%
Local Advertising:	\$ 1,753	0.3%
Nat'l Advertising:	\$ 28,045	4.0%
Royalty:	\$ 28,045	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 21,300	3.0%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 16,126	2.3%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 500	0.1%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ 600	0.1%
Music:	\$ 200	0.0%
Permits & Licenses:	\$ 1,200	0.2%
Cash Over/Short:	\$ 701	0.1%
Auto:	\$ 890	0.1%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 10,700	1.5%
Total Expenses:	\$ 592,905	84.6%
Other Income:	\$ 5,770	0.8%
Owner-Operated Cash Flow:	\$ 113,981	16.3%

*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.