



## CONFIDENTIAL Executive Summary



Purchase Price:	\$295,000	<b>Round Table Pizza #815</b>
Total Annual Sales*:	\$671,539	<b>1776 N Broadway Blvd</b>
Inventory:	\$4,000	<b>Walnut Creek, CA</b>
Owner-operated**:	\$117,943	

\* Trailing 12 Months Ending 2/28/2018

\*\* 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.

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### 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	Transfer Fee: \$12,500	Training Location: Near Buyer
Royalty: 4.0%	Advertising: 4.0%	Training Period: 4-8 weeks
Remodel Requirements: None		

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### Lease Information:

Monthly Base Rent: \$3,661	Options: 1x5 yr	Security Deposit: \$1,840
Percentage Rent: N/A	CAM: \$1,506	Real Property Available: No
Expiration: 7/31/2021	Monthly Property Tax: Included	Increases: \$140.80/year until 7/2021

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### Location Details:

Business Established: 20+ years	Building Type: Inline	Building Size: 1,408 SF
Owner Since: 3/1/2012	Seating: 19	Employees: Approx 15
Hours of Operation: 11a-10p daily	Licenses Needed: Business, health	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.

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**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**

<b>Trailing 12 Months Ending 2/28/2018</b>		
SALES	\$ 671,539	
COGS:	\$ 175,943	26.2%
Crew Labor:	\$ 147,739	22.0%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 2,955	2.0%
Payroll Taxes*:	\$ 18,467	12.5%
R&M:	\$ 9,402	1.4%
Non-Ingredient:	\$ 5,372	0.8%
Utilities:	\$ 24,000	3.6%
Rent:	\$ 43,932	6.5%
CAM:	\$ 18,072	2.7%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 725	0.1%
Local Advertising:	\$ 1,679	0.3%
Nat'l Advertising:	\$ 26,862	4.0%
Royalty:	\$ 26,862	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 21,300	3.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 15,445	2.3%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ 3,000	0.4%
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:	\$ 672	0.1%
Auto:	\$ 950	0.1%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Mileage	\$ 10,100	1.5%
Other G&A:	\$ 100	0.0%
<b>Total Expenses:</b>	<b>\$ 560,676</b>	<b>83.5%</b>
Other Income:	\$ 7,080	1.1%
<b>Owner-Operated Cash Flow:</b>	<b>\$ 117,943</b>	<b>17.6%</b>

\*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.