



### CONFIDENTIAL Executive Summary



Purchase Price: \$219,000  
 Total Annual Sales\*: \$768,140  
 Inventory: \$7,000  
 Owner-Operated Cash Flow\*\*: \$82,259

**Checkers 4109**  
**211 Vernon Street**  
**La Grange, GA 30240**

\* T13 Periods Ending P7 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:

Checkers & Rally's is an industry leader with over 30 years of experience and more than 870 restaurants. Guests keep coming back for the bold flavored and seared burgers, indulgent milkshakes, and Famous Seasoned Fries. Founded in 1986, Checker's merged with Rally's in 1999 to become the largest double drive-thru chain in the US. Franchisor requires a minimum of \$750k net worth with at least \$250k liquid assets.

Franchise Agreement Expiration: 11/1/2023

Transfer Fee: \$5,000

Training Location: Atlanta or Tampa

Royalty: 4.0%

Advertising: 3.5%

Training Period: 5 weeks

Remodel Requirements: None

#### Lease Information:

Monthly Base Rent: \$6,612

Options: None

Security Deposit: \$10,056

Percentage Rent: None

CAM: \$168

Real Property Available: No

Expiration: 11/30/2033

Monthly Property Tax: \$540

Increases: 15% in 12/2018

#### Location Details:

Business Established: 1992

Building Type: w/drive thru

Building Size: 600 SF

Owner Since: 11/1/2003

Seating: 18 outside

Employees: 9 F/T & 8 P/T

Hours of Operation: Daily 10 AM - 1 AM

Licenses Needed: Business & Health

Equipment Value: \$150,000

Located in the city center, with great street visibility with easy ingress and egress to restaurant. Nearby community college and conveniences: gas stations, banks and Walgreens. Wendy's nearby. Sales are down due to street closures related to construction across the street as new hotel is being built. Also this location has had management challenges and is currently being run by employees. Seller is mostly absentee, visiting store only once every couple weeks.

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

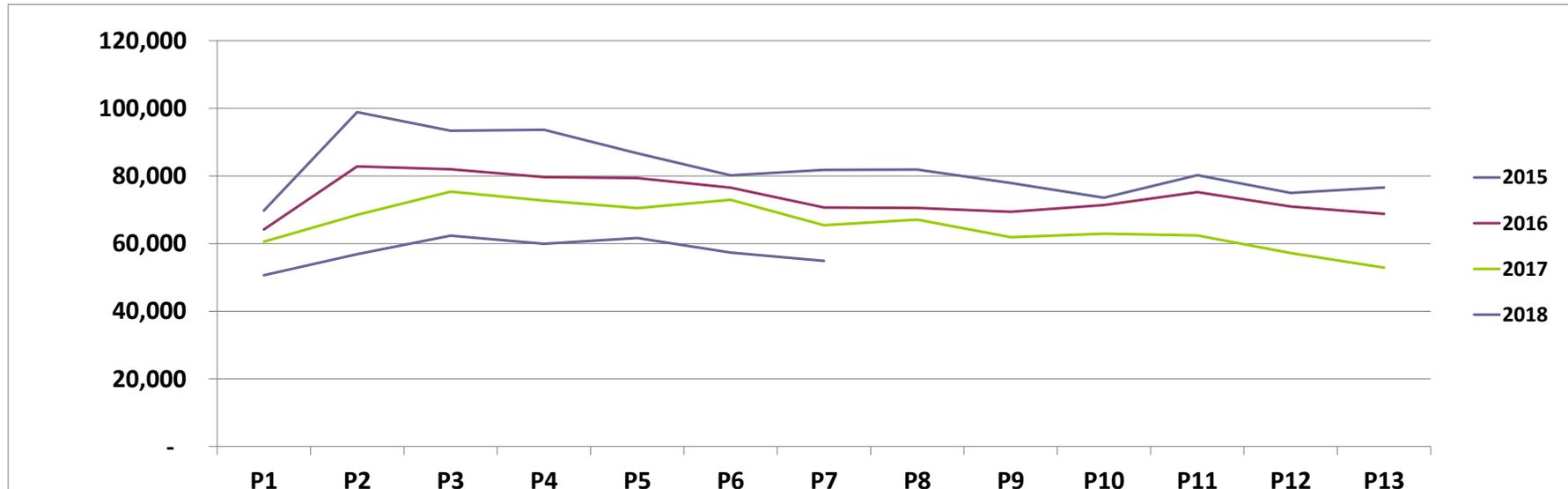
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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**

**Checkers 4109**

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2015</b>	\$69,771	\$98,887	\$93,403	\$93,653	\$86,696	\$80,191	\$81,798	\$81,900	\$77,911	\$73,573	\$80,222	\$74,981	\$76,586	\$1,069,572
<b>2016</b>	\$64,176	\$82,837	\$81,979	\$79,685	\$79,407	\$76,566	\$70,698	\$70,533	\$69,400	\$71,384	\$75,214	\$70,986	\$68,777	\$961,642
<b>\$ +/-</b>	(\$5,595)	(\$16,050)	(\$11,424)	(\$13,968)	(\$7,289)	(\$3,625)	(\$11,100)	(\$11,367)	(\$8,511)	(\$2,189)	(\$5,008)	(\$3,995)	(\$7,809)	(\$107,930)
<b>% +/-</b>	-8%	-16%	-12%	-15%	-8%	-5%	-14%	-14%	-11%	-3%	-6%	-5%	-10%	-10%
<b>2016</b>	\$64,176	\$82,837	\$81,979	\$79,685	\$79,407	\$76,566	\$70,698	\$70,533	\$69,400	\$71,384	\$75,214	\$70,986	\$68,777	\$961,642
<b>2017</b>	\$60,542	\$68,522	\$75,373	\$72,738	\$70,508	\$72,954	\$65,452	\$67,095	\$61,882	\$62,948	\$62,413	\$57,184	\$52,892	\$850,503
<b>\$ +/-</b>	(\$3,634)	(\$14,315)	(\$6,606)	(\$6,947)	(\$8,899)	(\$3,612)	(\$5,246)	(\$3,438)	(\$7,518)	(\$8,436)	(\$12,801)	(\$13,802)	(\$15,885)	(\$111,139)
<b>% +/-</b>	-6%	-17%	-8%	-9%	-11%	-5%	-7%	-5%	-11%	-12%	-17%	-19%	-23%	-12%
<b>2017</b>	\$60,542	\$68,522	\$75,373	\$72,738	\$70,508	\$72,954	\$65,452	\$67,095	\$61,882	\$62,948	\$62,413	\$57,184	\$52,892	\$850,503
<b>2018</b>	\$50,645	\$56,877	\$62,352	\$59,941	\$61,657	\$57,353	\$54,900	\$0	\$0	\$0	\$0	\$0	\$0	\$403,726
<b>\$ +/-</b>	(\$9,897)	(\$11,645)	(\$13,021)	(\$12,797)	(\$8,851)	(\$15,601)	(\$10,552)							(\$82,363)
<b>% +/-</b>	-16%	-17%	-17%	-18%	-13%	-21%	-16%							-17%





**Checkers 4109  
PROFORMA**

<b>T13 Periods Ending P7 2018</b>		
SALES	\$ 768,140	
COGS:	\$ 254,254	33.1%
Crew Labor:	\$ 125,207	16.3%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ 42,000	5.5%
Workers Comp:	\$ 3,846	2.3%
Payroll Taxes:	\$ 14,213	8.5%
R&M:	\$ 23,044	3.0%
Non-Ingredient:	\$ 4,609	0.6%
Utilities:	\$ 35,700	4.6%
Rent:	\$ 79,344	10.3%
CAM:	\$ 2,016	0.3%
Property Tax:	\$ 6,480	0.8%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 11,522	1.5%
Nat'l Advertising:	\$ 26,885	3.5%
Royalty:	\$ 30,726	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 3,600	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 8,680	1.1%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 3,000	0.4%
Laundry/Uniforms:	\$ 375	0.0%
Pest Control:	\$ 985	0.1%
Security:	\$ 240	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 350	0.0%
Cash Over/Short:	\$ 768	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 2,438	0.3%
<b>Total Expenses:</b>	<b>\$ 685,881</b>	<b>89.3%</b>
Other Income:	\$ -	0.0%
<b>Owner-Operated Cash Flow:</b>	<b>\$ 82,259</b>	<b>10.7%</b>

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.