



Round Table Pizza- 3 units WA  
 \$1,050,000 for Package



Stores are within 30 minutes of each other in Spokane, WA.

Store	Trailing 12 Months Ending 1/31/2018	Managed Cash Flow
Round Table Pizza #963	\$851,355	\$158,977
Round Table Pizza #599	\$707,767	\$104,016
Round Table Pizza #919	\$733,171	\$89,613
TOTAL	\$2,292,293	\$352,606



## CONFIDENTIAL Executive Summary



Purchase Price: \$1,050,000 for package  
Total Annual Sales\*: \$851,355  
Inventory: \$6,000  
Managed Cash Flow\*\*: \$158,977

**Round Table Pizza #963**  
**15402 E. Sprague Ave.**  
**Spokane Valley, WA, 99027**

\* 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.

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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: 9/30/2027

Transfer Fee: \$12,500

Training Location: Near Buyer

Royalty: 4.0%

Advertising: 1.0%

Training Period: 4-8 weeks

Remodel Requirements: TBD

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### Lease Information:

Monthly Base Rent: \$5,607

Options: None

Security Deposit: TBD

Percentage Rent: None

CAM: \$508

Real Property Available: No

Expiration: 9/30/2027

Monthly Property Tax: \$344

Increases: 2% annually

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### Location Details:

Business Established: 10/1/2007

Building Type: Inline

Building Size: 4,800 SF

Owner Since: 10/1/2007

Seating: 180

Employees: 16

Hours of Operation: Su-Th 11a-9p, F-Sa 11a-10p

Licenses Needed: Business, Health and Alcohol

Equipment Value: \$200,000

Located just off I-90 in a shopping center off of Sullivan Rd. Other tenants include Mongolian BBQ, H&R Block and US Bank. Nearby stores include DQ Grill & Chill Restaurant, KFC, Five Guys and Forza Coffee Company.

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**Round Table Pizza #963  
PROFORMA**

<b>Trailing 12 Months Ending 1/31/2018</b>		
SALES	\$ 851,355	
COGS:	\$ 217,096	25.5%
Crew Labor:	\$ 178,785	21.0%
GM:	\$ 41,200	4.8%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 4,400	2.0%
Payroll Taxes*:	\$ 24,858	11.3%
R&M:	\$ 8,514	1.0%
Non-Ingredient:	\$ 17,027	2.0%
Utilities:	\$ 25,600	3.0%
Rent:	\$ 67,284	7.9%
CAM:	\$ 6,096	0.7%
Property Tax:	\$ 4,128	0.5%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 13,622	1.6%
Nat'l Advertising:	\$ 8,514	1.0%
Royalty:	\$ 34,054	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 6,000	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 15,920	1.9%
Professional Services:	\$ 4,500	0.5%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ 4,000	0.5%
Pest Control:	\$ -	0.0%
Security:	\$ 250	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 5,590	0.7%
Cash Over/Short:	\$ 851	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 2,990	0.4%
<b>Total Expenses:</b>	<b>\$ 692,378</b>	<b>81.3%</b>
Other Income:	\$ -	0.0%
<b>Managed Cash Flow:</b>	<b>\$ 158,977</b>	<b>18.7%</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.



## CONFIDENTIAL Executive Summary



Purchase Price: \$1,050,000 for package  
Total Annual Sales\*: \$707,767  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$104,016

**Round Table Pizza #599**  
**4510 S. Regal St.**  
**Spokane, WA, 99223**

\* Trailing 12 Months Ending 1/31/2018

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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: 7/31/2022

Transfer Fee: \$12,500

Training Location: Near buyer

Royalty: 4.0%

Advertising: 1.0%

Training Period: 4-8 weeks

Remodel Requirements: TBD

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### Lease Information:

Monthly Base Rent: \$3,103

Options: TBD

Security Deposit: TBD

Percentage Rent: 2% over \$450K annually

CAM: \$500

Real Property Available: No

Expiration: 7/31/2022

Monthly Property Tax: \$535

Increases: 3% annually

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### Location Details:

Business Established: 8/1/1987

Building Type: Inline

Building Size: 4,000 SF

Owner Since: 8/1/1987

Seating: 160

Employees: 14

Hours of Operation: Su-Th 11a-9p, F-Sa 11a-10p

Licenses Needed: Business, Health and Alcohol

Equipment Value: \$150,000

Located in a shopping center between Rite Aid and ACE Hardware just down the street from Southeast Sports Complex near the intersection of S. Palouse Hwy. Nearby competition includes Pizza Hut express, MOD Pizza, Wendy's, and McDonald's.

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**Round Table Pizza #599  
PROFORMA**

<b>Trailing 12 Months Ending 1/31/2018</b>		
SALES	\$ 707,767	
COGS:	\$ 179,773	25.4%
Crew Labor:	\$ 162,786	23.0%
GM:	\$ 32,400	4.6%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,904	2.0%
Payroll Taxes*:	\$ 22,056	11.3%
R&M:	\$ 14,155	2.0%
Non-Ingredient:	\$ 14,155	2.0%
Utilities:	\$ 30,500	4.3%
Rent:	\$ 42,391	6.0%
CAM:	\$ 6,000	0.8%
Property Tax:	\$ 6,420	0.9%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 14,155	2.0%
Nat'l Advertising:	\$ 7,078	1.0%
Royalty:	\$ 28,311	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 7,600	1.1%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 15,359	2.2%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ 2,700	0.4%
Pest Control:	\$ -	0.0%
Security:	\$ 250	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,700	0.2%
Cash Over/Short:	\$ 708	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 5,750	0.8%
<b>Total Expenses:</b>	<b>\$ 603,751</b>	<b>85.3%</b>
Other Income:	\$ -	0.0%
<b>Managed Cash Flow:</b>	<b>\$ 104,016</b>	<b>14.7%</b>

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## CONFIDENTIAL Executive Summary



Purchase Price: \$1,050,000 for package  
Total Annual Sales\*: \$733,171  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$89,613

**Round Table Pizza #919**  
**1908 W. Francis Ave.**  
**Spokane, WA, 99205**

\* Trailing 12 Months Ending 1/31/2018

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Franchise Agreement Expiration: 8/1/2024

Royalty: 4.0%

Remodel Requirements: TBD

Transfer Fee: \$12,500

Advertising: 1.0%

Training Location: Near Buyer

Training Period: 4-8 weeks

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### Lease Information:

Monthly Base Rent: \$6,000

Percentage Rent: Yes

Expiration: 8/1/2024

Options: TBD

CAM: \$1,100

Monthly Property Tax: \$500

Security Deposit: TBD

Real Property Available: No

Increases: 2.0% annually

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### Location Details:

Business Established: 8/1/2004

Owner Since: 8/1/2004

Hours of Operation: Su-Th 11a-9p, F-Sa 11a-10p

Building Type: Inline

Seating: 200

Licenses Needed: Business, Health and Alcohol

Building Size: 5,600 SF

Employees: 16

Equipment Value: \$150,000

Located off of W. Francis Ave and W. 5 Mile Rd in a large shopping center with Joanns, Anytime Fitness and a drug store. Nearby competition includes Five Mile Heights Pizza Parlor, Pizza Room, Papa Murphy's, Domino's and Das Stein Haus Brewery.

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**Round Table Pizza #919  
PROFORMA**

<b>Trailing 12 Months Ending 1/31/2018</b>		
SALES	\$ 733,171	
COGS:	\$ 192,457	26.3%
Crew Labor:	\$ 157,632	21.5%
GM:	\$ 39,000	5.3%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,933	2.0%
Payroll Taxes*:	\$ 22,219	11.3%
R&M:	\$ 9,165	1.3%
Non-Ingredient:	\$ 12,830	1.8%
Utilities:	\$ 33,200	4.5%
Rent:	\$ 72,000	9.8%
CAM:	\$ 13,200	1.8%
Property Tax:	\$ 6,000	0.8%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 7,332	1.0%
Nat'l Advertising:	\$ 7,332	1.0%
Royalty:	\$ 29,327	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 6,000	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 14,663	2.0%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ 3,800	0.5%
Pest Control:	\$ -	0.0%
Security:	\$ 250	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 5,300	0.7%
Cash Over/Short:	\$ 733	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 1,585	0.2%
<b>Total Expenses:</b>	<b>\$ 643,558</b>	<b>87.8%</b>
Other Income:	\$ -	0.0%
<b>Managed Cash Flow:</b>	<b>\$ 89,613</b>	<b>12.2%</b>

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