



### CONFIDENTIAL Executive Summary

Purchase Price: \$299,000  
 Total Annual Sales\*: \$643,437  
 Inventory: \$7,000  
 Owner-operated Cash Flow\*\*: \$117,866

**Little Caesars #1520-0002**  
**1850 Grass Valley Hwy., Ste 350**  
**Auburn, CA, 95603**



\* T13 Periods Ending P6 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:

Little Caesar's is one of the largest and fastest the growing pizza carry-out chains in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$250,000 net worth or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 10/31/2018	Transfer Fee: \$5,000	Training Location: Detroit, MI
Royalty: 6.0%	Advertising: 4.9%	Training Period: 6 weeks
Remodel Requirements: i7 & Caesar Vision completed.		

#### Lease Information:

Monthly Base Rent: \$3,933	Options: 5x5 yr	Security Deposit: \$3,300
Percentage Rent: n/a	CAM: \$772	Real Property Available: No
Expiration: 10/31/2018	Monthly Property Tax: Included	Increases: TBD

#### Location Details:

Business Established: 10/21/2008	Building Type: Inline	Building Size: 1,200 SF
Owner Since: 10/21/2008	Seating: None	Employees: 10
Hours of Operation: 11a-930p daily	Licenses Needed: Business and Health	Equipment Value: \$100,000

Seller Financing Available! Located in a strip mall off of Grass Valley Highway. Other stores in this strip mall include Quiznos, Auburn Beauty Bath & Body, The Original Mel's Diner, and T- Mobile. Nearby competition includes Taco Bell, MOD Pizza, Domino's and Papa Murphy's.

**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.



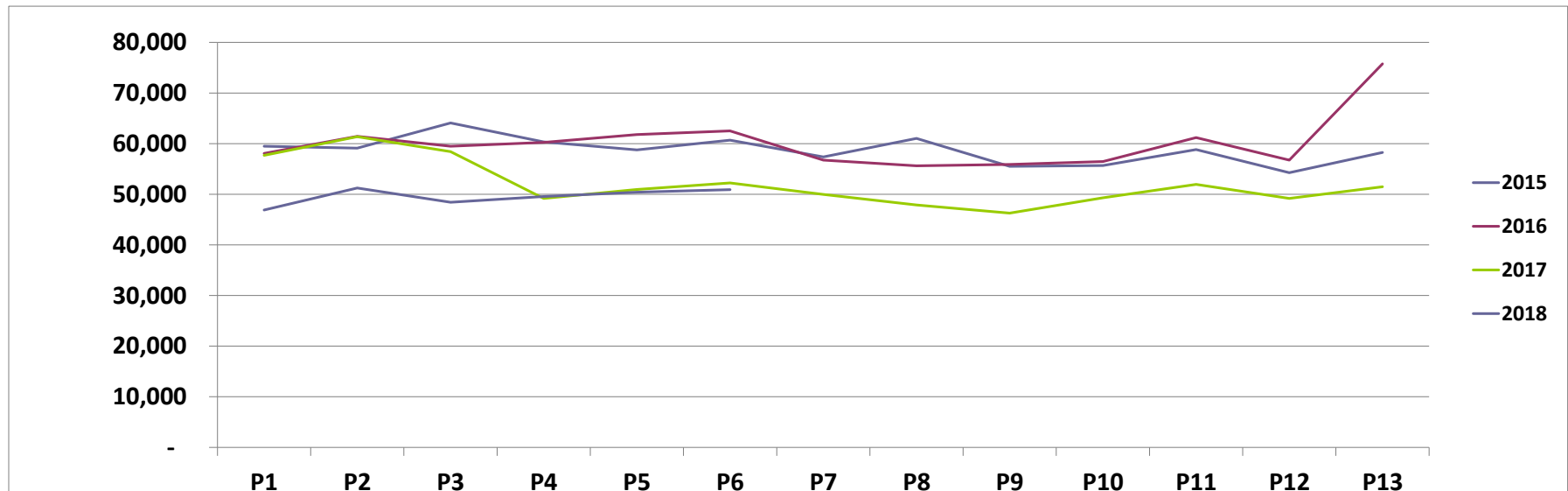
MONTHLY SALES



Little Caesars #1520-0002

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2015</b>	\$59,473	\$59,113	\$64,081	\$60,348	\$58,762	\$60,672	\$57,362	\$61,046	\$55,500	\$55,663	\$58,830	\$54,259	\$58,250	\$763,359
<b>2016</b>	\$58,081	\$61,456	\$59,491	\$60,254	\$61,796	\$62,501	\$56,729	\$55,619	\$55,886	\$56,456	\$61,189	\$56,738	\$75,759	\$781,955
<b>\$ +/-</b>	(\$1,392)	\$2,343	(\$4,590)	(\$94)	\$3,034	\$1,829	(\$633)	(\$5,427)	\$386	\$793	\$2,359	\$2,479	\$17,509	\$18,596
<b>% +/-</b>	-2%	4%	-7%	0%	5%	3%	-1%	-9%	1%	1%	4%	5%	30%	2%
<b>2016</b>	\$58,081	\$61,456	\$59,491	\$60,254	\$61,796	\$62,501	\$56,729	\$55,619	\$55,886	\$56,456	\$61,189	\$56,738	\$75,759	\$781,955
<b>2017</b>	\$57,691	\$61,366	\$58,406	\$49,190	\$50,941	\$52,235	\$49,954	\$47,892	\$46,276	\$49,309	\$51,946	\$49,183	\$51,469	\$675,858
<b>\$ +/-</b>	(\$390)	(\$90)	(\$1,085)	(\$11,064)	(\$10,855)	(\$10,266)	(\$6,775)	(\$7,727)	(\$9,610)	(\$7,147)	(\$9,243)	(\$7,555)	(\$24,290)	(\$106,097)
<b>% +/-</b>	-1%	0%	-2%	-18%	-18%	-16%	-12%	-14%	-17%	-13%	-15%	-13%	-32%	-14%
<b>2017</b>	\$57,691	\$61,366	\$58,406	\$49,190	\$50,941	\$52,235	\$49,954	\$47,892	\$46,276	\$49,309	\$51,946	\$49,183	\$51,469	\$675,858
<b>2018</b>	\$46,886	\$51,234	\$48,415	\$49,553	\$50,416	\$50,904	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$297,408
<b>\$ +/-</b>	(\$10,805)	(\$10,132)	(\$9,991)	\$363	(\$525)	(\$1,331)								(\$32,421)
<b>% +/-</b>	-19%	-17%	-17%	1%	-1%	-3%								-10%

Sales are down recently due to 25+ new businesses in the area. New buyer can easily bring 2K+ more per week if they work at the location, owner does not work there as of now.





**Little Caesars #1520-0002  
PROFORMA**

	<b>T13 Periods Ending P6 2018</b>	
SALES	\$ 643,437	
COGS:	\$ 216,517	33.7%
Crew Labor:	\$ 114,532	17.8%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp:	\$ 6,299	5.5%
Payroll Taxes:	\$ 14,087	12.3%
R&M:	\$ 3,217	0.5%
Non-Ingredient:	\$ 6,434	1.0%
Utilities:	\$ 22,730	3.5%
Rent:	\$ 47,196	7.3%
CAM:	\$ 9,264	1.4%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 1,609	0.3%
Nat'l Advertising:	\$ 31,528	4.9%
Royalty:	\$ 38,606	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 4,000	0.6%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,078	1.1%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ 200	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 1,940	0.3%
Cash Over/Short:	\$ 643	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 3,905	0.6%
<b>Total Expenses:</b>	<b>\$ 535,386</b>	<b>83.2%</b>
Other Income:	\$ 9,815	1.5%
<b>Owner-operated Cash Flow:</b>	<b>\$ 117,866</b>	<b>18.3%</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.