



## CONFIDENTIAL Executive Summary



Purchase Price:	\$295,000	<b>Round Table Pizza #1031</b>
Total Annual Sales*:	\$693,912	<b>629 San Ramon Blvd. Suite A</b>
Inventory:	\$4,000	<b>Lafayette, CA</b>
Owner Operated Cash Flow**:	\$104,437	

\* Trailing 12 Months Ending 4/30/2018 \*\*Extrapolated

\*\* 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: 9/6/2027

Royalty: 4.0%

Remodel Requirements: None

Transfer Fee: \$12,500 or \$7,500 if franchisee

Advertising: 4.0%

Training Location: Near buyer

Training Period: 4-6 weeks

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### Lease Information:

Monthly Base Rent: \$6,359

Percentage Rent: None

Expiration: 1/31/2027

Options: 1x5 yr

CAM: \$1,137

Monthly Property Tax: Included in CAM

Security Deposit: \$10,500

Real Property Available: None

Increases: 4.5% annually

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### Location Details:

Business Established: 9/12/2017

Owner Since: 9/12/2017

Hours of Operation: Sun-Thurs 11a-10p, Fri&Sat 11a-11p

Building Type: Inline

Seating: 60

Licenses Needed: Business, Health and ABC

Building Size: 2,100 + 400 SF patio

Employees: Approx 15

Equipment Value: \$200,000

Located off of Donald D. Doyle Highway and next to Danville Bowl. Other stores in the surrounding area include Piatti Danville, Wow Wow Lemonade Danville, Lucky, CVS, Luna Loca Mexican and Walgreens. Nearby competition includes Jules Thin Crust, Domino's Pizza, Forge Pizza Danville and Blue Line 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 #1031  
PROFORMA**

<b>Trailing 12 Months Ending 4/30/2018 **Extrapolated</b>		
SALES	\$ 693,912	
COGS:	\$ 166,539	24.0%
Crew Labor:	\$ 158,212	22.8%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,164	2.0%
Payroll Taxes*:	\$ 18,985	12.0%
R&M:	\$ 5,204	0.8%
Non-Ingredient:	\$ 4,163	0.6%
Utilities:	\$ 25,000	3.6%
Rent:	\$ 76,308	11.0%
CAM:	\$ 13,644	2.0%
Property Tax:		0.0%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 10,409	1.5%
Nat'l Advertising:	\$ 27,756	4.0%
Royalty:	\$ 27,756	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 8,500	1.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 6,939	1.0%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 3,500	0.5%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ 350	0.1%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 750	0.1%
Cash Over/Short:	\$ 694	0.1%
Non-recurring expenses:	\$ -	0.0%
Mileage:	\$ 7,000	1.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 19,000	2.7%
<b>Total Expenses:</b>	<b>\$ 589,475</b>	<b>84.9%</b>
Other Income:	\$ -	0.0%
<b>Owner-Operated Cash Flow:</b>	<b>\$ 104,437</b>	<b>15.1%</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.