



CONFIDENTIAL Executive Summary



Purchase Price: \$239,000
Total Annual Sales*: \$275,293
Inventory: \$5,000
Owner Operated Cash Flow**: \$64,848

Dairy Queen
2547 Plainfield-Naperville Rd
Naperville, IL 60564

* Trailing 12 Months Ending 12/31/2017

** 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:

American Dairy Queen Corporation, founded in Joliet, IL is a subsidiary of Berkshire Hathaway, Inc. Franchisor requires restaurant or business experience and a minimum of net worth of the greater of 50% of the purchase price or \$75K (excluding residence and personal items) and liquid assets of the greater of 20% of the purchase price or \$30K (after downpayment).

Franchise Agreement Expiration: 10/1/2023
Royalty: 5.0%
Remodel Requirements: none

Transfer Fee: \$5,000
Advertising: 5.0%

Training Location: Certified Training Store (TBD)
Training Period: 15 days

Lease Information:

Monthly Base Rent: \$1,648
Percentage Rent: 10.56%
Expiration: 10/31/2018

Options: year-to-year
CAM: Included
Monthly Property Tax: \$704

Security Deposit: \$3,081
Real Property Available: N/A
Increases: 3% annually

Location Details:

Business Established: 10/1/2013
Owner Since: 10/1/2013
Hours of Operation: Mon-Sun, 12-10 PM

Building Type: inline
Seating: outdoor only, 2 benches
Licenses Needed: Business & Health, Food Safety

Building Size: 968 SF
Employees: 8 to 14
Equipment Value: \$30,000

This 'Treat Only' Dairy Queen is located in a strip mall with a variety of business including dry cleaners, dentist, orthodontist, & physical therapy/rehab office. Elementary, middle schools and a high school nearby the DQ as well as golf courses and a public library. Many customers who frequent this DQ are within walking and biking distance. A pre-school/daycare is next to the strip mall on the south side and a restaurant is located on the north side. Owner works 3-4 days a week (has manager).

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.



Dairy Queen PROFORMA

Trailing 12 Months Ending 12/31/2017		
SALES	\$ 275,293	
COGS:	\$ 58,224	21.2%
Crew Labor:	\$ 41,294	15.0%
GM:	Assume Owner is GM	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 826	2.0%
Payroll Taxes*:	\$ 5,162	12.5%
Repair&Maint:	\$ 3,854	1.4%
Non-Ingredient:	\$ 6,332	2.3%
Utilities:	\$ 16,050	5.8%
Rent:	\$ 19,776	7.2%
CAM:	\$ -	0.0%
Property Tax:	\$ 8,453	3.1%
Personal Property Tax:	\$ 500	0.2%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 13,765	5.0%
Royalty:	\$ 13,765	5.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 5,000	1.8%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 4,405	1.6%
Professional Services:	\$ 4,000	1.5%
Outside Services:	\$ 2,600	0.9%
Laundry/Uniforms:	\$ 1,360	0.5%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 610	0.2%
Cash Over/Short:	\$ 275	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ 1,370	0.5%
Other Gen & Admin:	\$ 2,225	0.8%
Total Expenses:	\$ 210,445	76.4%
Other Income:	\$ -	0.0%
Owner-operated Cash Flow:	\$ 64,848	23.6%

*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.