



CONFIDENTIAL Executive Summary



Purchase Price:	\$1,200,000
Total Annual Sales*:	\$1,992,888
Inventory:	\$15,000
Managed Cash Flow**:	\$334,981

Village Inn #726
5214 Gall Blvd.,
Zephyrhills, FL, 33542

* Trailing 12 Months Ending 9/30/2018

** 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:

Village Inn is a casual dining restaurant chain headquartered in Denver, CO. Its restaurants are known for their breakfast menu items and they also feature a variety of salads, sandwiches, burgers, melts and dinner items. Their pies have won numerous awards from the American Pie Council. Franchisor requires restaurant management experience, good credit, and a minimum net worth of \$850K with at least \$350K liquid.

Franchise Agreement Expiration: Expires in 2025, \$40K to renew for 2026

Transfer Fee: \$2,000

Training Location: Negotiable

Royalty: 4.0%

Advertising: 0.5%

Training Period: 5-8 weeks

Remodel Requirements: Due in 2025

Lease Information:

Monthly Base Rent: \$13,333

Options: 3x5 years

Security Deposit: None

Percentage Rent: None

CAM: None

Real Property Available: Yes

Expiration: 6/1/2025

Monthly Property Tax: \$600

Increases: 10% in June 2025

Location Details:

Business Established: 1994

Building Type: Freestanding

Building Size: 4,800 SF

Owner Since: 1994

Seating: 165

Employees: 35

Hours of Operation: 6a-11p daily

Licenses Needed: Business and Health

Equipment Value: \$200,000

Seller Financing available! Located off of busy Gall Boulevard. Other stores nearby include Cake Art, Domino's Pizza, RJ's Wild Wild Wings, KFC, Hungry Howie's Pizza, Zephyrhills Brewing company. Competition in surrounding area includes Chatterbox Cafe, Creative Sound Cafe and Fresh Country Cafe. Seller may hold a note for 10%-20%, terms TBD.

Remember you have agreed to keep all FranBizNetwork listings confidential.

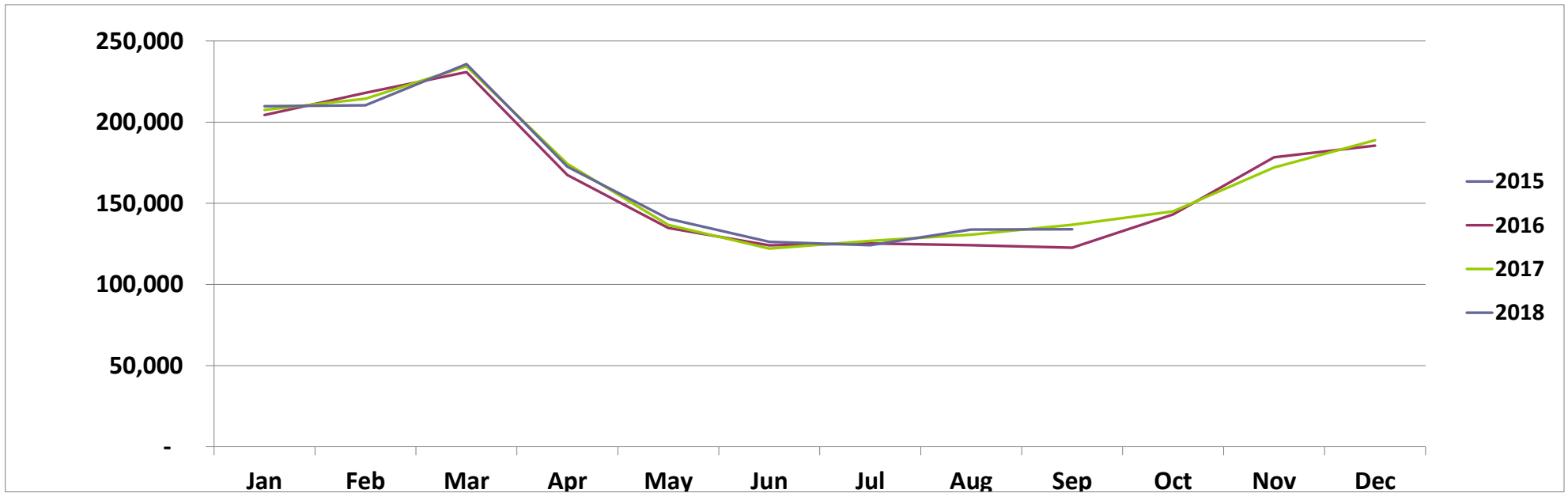
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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

Village Inn #726

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$204,376	\$218,075	\$230,833	\$167,396	\$134,818	\$124,060	\$125,243	\$124,190	\$122,627	\$143,161	\$178,376	\$185,477	\$1,958,632
2017	\$207,530	\$214,430	\$234,392	\$174,259	\$136,697	\$122,081	\$126,832	\$130,702	\$136,716	\$144,981	\$172,027	\$188,810	\$1,989,457
\$ +/-	\$3,154	(\$3,645)	\$3,559	\$6,863	\$1,879	(\$1,979)	\$1,589	\$6,512	\$14,089	\$1,820	(\$6,349)	\$3,333	\$30,825
% +/-	2%	-2%	2%	4%	1%	-2%	1%	5%	11%	1%	-4%	2%	2%
2017	\$207,530	\$214,430	\$234,392	\$174,259	\$136,697	\$122,081	\$126,832	\$130,702	\$136,716	\$144,981	\$172,027	\$188,810	\$1,989,457
2018	\$209,749	\$210,387	\$235,759	\$172,499	\$140,482	\$126,217	\$124,166	\$133,778	\$134,033	\$0	\$0	\$0	\$1,487,070
\$ +/-	\$2,219	(\$4,043)	\$1,367	(\$1,760)	\$3,785	\$4,136	(\$2,666)	\$3,076	(\$2,683)				\$3,431
% +/-	1%	-2%	1%	-1%	3%	3%	-2%	2%	-2%				0%





**Village Inn #726
PROFORMA**

Trailing 12 Months Ending 9/30/2018		
SALES	\$ 1,992,888	
COGS:	\$ 577,938	29.0%
Crew Labor:	\$ 423,489	21.3%
GM:	\$ 69,000	3.5%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 12,805	2.6%
Payroll Taxes*:	\$ 65,747	13.4%
R&M:	\$ 35,872	1.8%
Non-Ingredient:	\$ 73,737	3.7%
Utilities:	\$ 72,200	3.6%
Rent:	\$ 159,996	8.0%
CAM:	\$ -	0.0%
Property Tax:	\$ 7,600	0.4%
Personal Property Tax:	\$ 600	0.0%
Local Advertising:	\$ 4,982	0.3%
Nat'l Advertising:	\$ 9,964	0.5%
Royalty:	\$ 79,716	4.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 11,600	0.6%
Bank Charges:	\$ 600	0.0%
Credit Card Fees:	\$ 29,893	1.5%
Professional Services:	\$ 5,000	0.3%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ 6,120	0.3%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 7,900	0.4%
Cash Over/Short:	\$ 1,993	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 5,656	0.3%
Total Expenses:	\$ 1,662,407	83.4%
Other Income:	\$ 4,500	0.2%
Managed Cash Flow:	\$ 334,981	16.8%

*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.