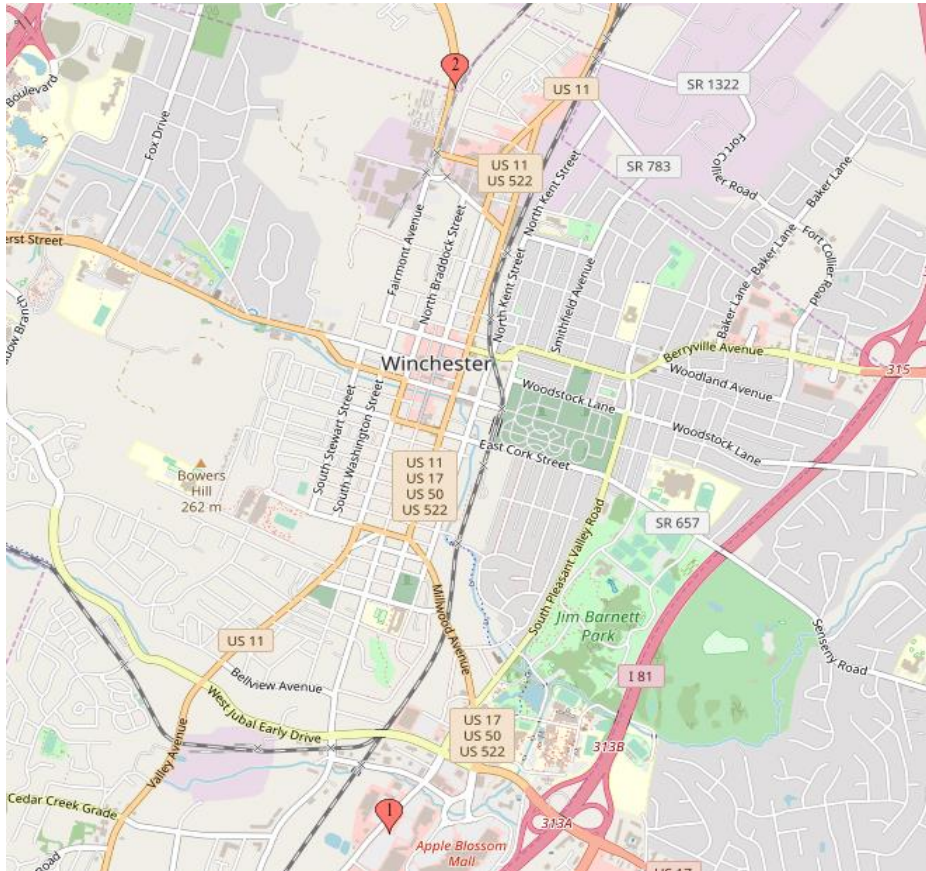


Jimmy John's - 2 units, VA

\$890,000



Stores are within 15 minutes of each other in Winchester, VA

Store	T13 Periods Ending P10 2018	Cash Flow*
2033 South Pleasant Valley Road	\$767,694	\$114,558
240 Rivendell Court (Space 3)	\$687,507	\$113,992
TOTAL	\$1,455,201	\$228,550



CONFIDENTIAL Executive Summary



Purchase Price:	\$890,000	#2086 - Winchester
Total Annual Sales*:	\$767,694	2033 South Pleasant Valley Road
Inventory:	\$6,000	Winchester, VA 22601
Managed Cash Flow**:	\$114,558	

* T13 Periods Ending P10 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:

Headquartered in Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2,500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretzels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum net worth of \$300K with at least \$80K in liquid assets, or commensurate with purchase. Restaurant experience preferred but not required.

Franchise Agreement Expiration: 2022
Royalty: 6.0%

Transfer Fee: \$12,000
Advertising: 4.5%

Training Location: Champaign, IL
Training Period: 2 weeks

Remodel Requirements: Interior due in 2022

Lease Information:

Monthly Base Rent: \$4,260
Percentage Rent: None
Expiration: 2022

Options: 2x5yrs
CAM: \$216
Monthly Property Tax: \$192

Security Deposit: \$4,125
Real Property Available: No
Increases: 3% annually

Location Details:

Business Established: 2012
Owner Since: 2012
Hours of Operation: 10:30a-10p

Building Type: Inline
Seating: 46
Licenses Needed: Business, Health

Building Size: 1,800 SF
Employees: 24
Equipment Value: \$129,537

Great store that consistently performs in the top 20% of all Jimmy John's! Located in a strip mall near a large mall. Big box stores Walmart and Best Buy are in close proximity. Other tenants in/around strip mall include Hobby Lobby, Verizon Wireless, Sweet Frog and a grocery store. An Amazon distribution center and FBI building will be opening in the area soon. Nearby competition includes Jersey Mike's and Firehouse Subs.

Remember you have agreed to keep all FranBizNetwork listings confidential.

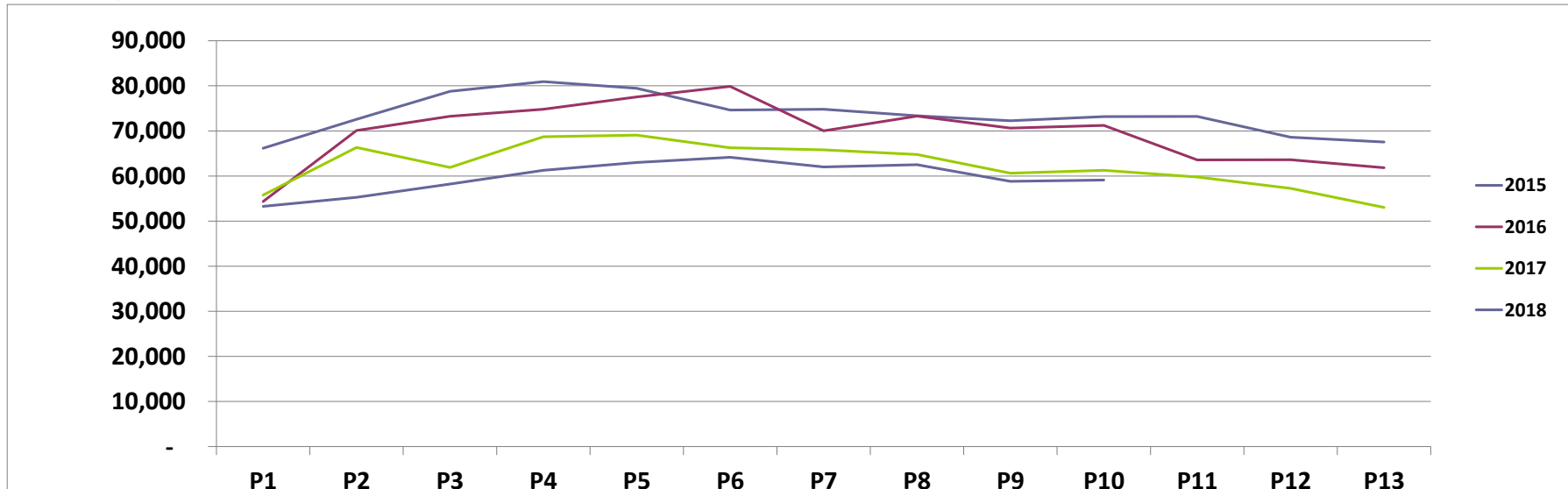
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MONTHLY SALES

#2086 - Winchester

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2015	\$66,161	\$72,578	\$78,790	\$80,933	\$79,442	\$74,629	\$74,794	\$73,346	\$72,246	\$73,177	\$73,201	\$68,602	\$67,546	\$955,445
2016	\$54,350	\$70,095	\$73,244	\$74,816	\$77,525	\$79,871	\$70,026	\$73,292	\$70,623	\$71,233	\$63,553	\$63,604	\$61,815	\$904,047
\$ +/-	(\$11,811)	(\$2,483)	(\$5,546)	(\$6,117)	(\$1,917)	\$5,242	(\$4,768)	(\$54)	(\$1,623)	(\$1,944)	(\$9,648)	(\$4,998)	(\$5,731)	(\$51,398)
% +/-	-18%	-3%	-7%	-8%	-2%	7%	-6%	0%	-2%	-3%	-13%	-7%	-8%	-5%
2016	\$54,350	\$70,095	\$73,244	\$74,816	\$77,525	\$79,871	\$70,026	\$73,292	\$70,623	\$71,233	\$63,553	\$63,604	\$61,815	\$904,047
2017	\$55,777	\$66,322	\$61,886	\$68,713	\$69,063	\$66,250	\$65,812	\$64,759	\$60,626	\$61,252	\$59,788	\$57,249	\$53,034	\$810,531
\$ +/-	\$1,427	(\$3,773)	(\$11,358)	(\$6,103)	(\$8,462)	(\$13,621)	(\$4,214)	(\$8,533)	(\$9,997)	(\$9,981)	(\$3,765)	(\$6,355)	(\$8,781)	(\$93,516)
% +/-	3%	-5%	-16%	-8%	-11%	-17%	-6%	-12%	-14%	-14%	-6%	-10%	-14%	-10%
2017	\$55,777	\$66,322	\$61,886	\$68,713	\$69,063	\$66,250	\$65,812	\$64,759	\$60,626	\$61,252	\$59,788	\$57,249	\$53,034	\$810,531
2018	\$53,263	\$55,271	\$58,224	\$61,257	\$63,015	\$64,151	\$62,004	\$62,508	\$58,822	\$59,108	\$0	\$0	\$0	\$597,623
\$ +/-	(\$2,514)	(\$11,051)	(\$3,662)	(\$7,456)	(\$6,048)	(\$2,099)	(\$3,808)	(\$2,251)	(\$1,804)	(\$2,144)				(\$42,837)
% +/-	-5%	-17%	-6%	-11%	-9%	-3%	-6%	-3%	-3%	-4%				-7%

*Decline in sales is due to competition.





**#2086 - Winchester
PROFORMA**

	T13 Periods Ending P10 2018	
SALES	\$ 767,694	
COGS:	\$ 197,451	25.7%
Crew Labor:	\$ 158,606	20.7%
GM:	\$ 43,800	5.7%
Workers Comp:	\$ 4,048	2.0%
Payroll Taxes:	\$ 40,380	20.0%
R&M:	\$ 3,071	0.4%
Non-Ingredient:	\$ 4,606	0.6%
Utilities:	\$ 16,185	2.1%
Rent:	\$ 51,120	6.7%
CAM:	\$ 2,592	0.3%
Property Tax:	\$ 2,304	0.3%
Nat'l Advertising:	\$ 34,546	4.5%
Royalty:	\$ 46,062	6.0%
Insurance:	\$ 5,625	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 23,799	3.1%
Professional Services:	\$ 4,500	0.6%
Laundry/Uniforms:	\$ 1,270	0.2%
Pest Control:	\$ 400	0.1%
Permits & Licenses:	\$ 1,755	0.2%
Other G&A:	\$ 1,505	0.2%
Total Expenses:	\$ 653,136	85.1%
Managed Cash Flow:	\$ 114,558	14.9%

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CONFIDENTIAL Executive Summary



Purchase Price: \$890,000
Total Annual Sales*: \$687,507
Inventory: \$6,000
Managed Cash Flow**: \$113,992

#2713 - Winchester
240 Rivendell Court (Space 3)
Winchester, VA 22603

* T13 Periods Ending P10 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:

Headquartered in Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2,500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretezels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum net worth of \$300K with at least \$80K in liquid assets, or commensurate with purchase. Restaurant experience preferred but not required.

Franchise Agreement Expiration: 2024

Royalty: 6.0%

Remodel Requirements: Interior due in 2024

Transfer Fee: \$12,000

Advertising: 4.5%

Training Location: Champaign, IL

Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$2,810

Percentage Rent: None

Expiration: 2019

Options: 2x5yrs

CAM: \$281

Monthly Property Tax: \$238

Security Deposit: \$2,810

Real Property Available: No

Increases: 12% @ 1st 5yrs, 13% @ 2nd 5yrs

Location Details:

Business Established: 2014

Owner Since: 2014

Hours of Operation: 10:30a -10p

Building Type: Inline endcap w/ drive-thru

Seating: 39

Licenses Needed: Business, Health

Building Size: 1,645 SF

Employees: 22

Equipment Value: \$166,551

Great store that consistently performs in the top 20% of all Jimmy John's! This store is located on the end of a strip mall and has a drive-thru. Located near the intersection on US-37 and US Rt. 522. Stores nearby include a large grocery & gas station, 2 banks, Dollar Tree and Great Clips. A high school and Holiday Inn are located within 1 mile. An Amazon distribution center and FBI building will be opening in the area soon. Nearby competition includes Subway.

Remember you have agreed to keep all FranBizNetwork listings confidential.

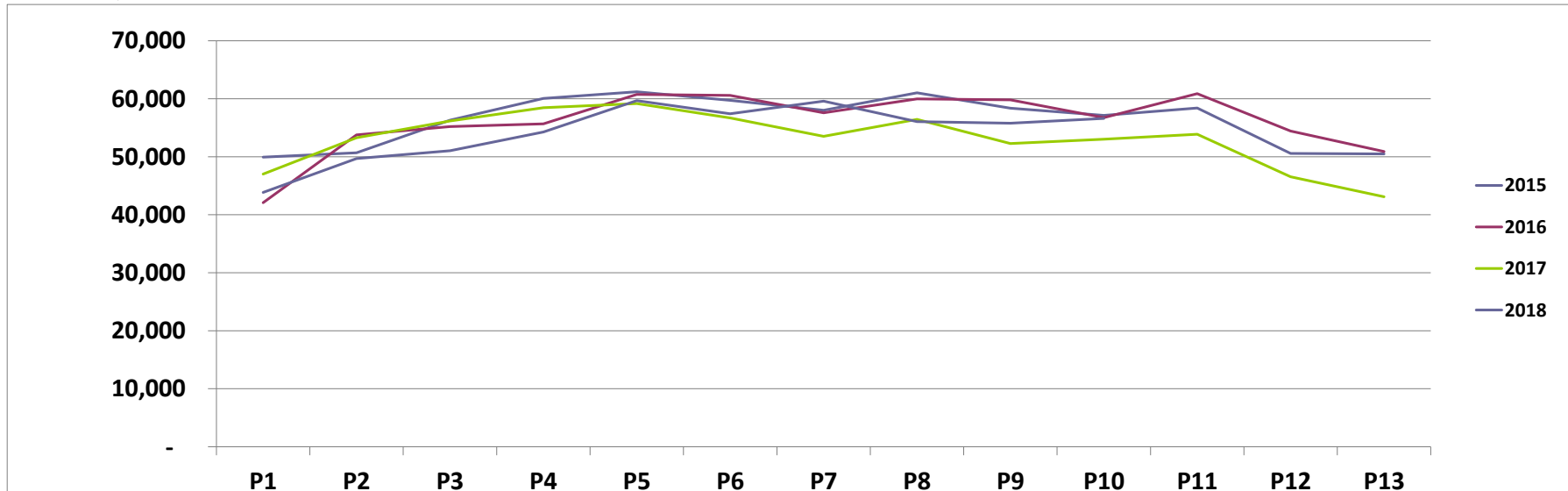
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MONTHLY SALES

#2713 - Winchester

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2015	\$49,935	\$50,669	\$56,313	\$60,062	\$61,206	\$59,715	\$58,020	\$61,028	\$58,374	\$57,130	\$58,389	\$50,582	\$50,480	\$731,903
2016	\$42,083	\$53,764	\$55,200	\$55,676	\$60,739	\$60,585	\$57,573	\$59,984	\$59,804	\$56,752	\$60,880	\$54,434	\$50,916	\$728,390
\$ +/-	(\$7,852)	\$3,095	(\$1,113)	(\$4,386)	(\$467)	\$870	(\$447)	(\$1,044)	\$1,430	(\$378)	\$2,491	\$3,852	\$436	(\$3,513)
% +/-	-16%	6%	-2%	-7%	-1%	1%	-1%	-2%	2%	-1%	4%	8%	1%	0%
2016	\$42,083	\$53,764	\$55,200	\$55,676	\$60,739	\$60,585	\$57,573	\$59,984	\$59,804	\$56,752	\$60,880	\$54,434	\$50,916	\$728,390
2017	\$47,014	\$53,277	\$56,181	\$58,453	\$59,172	\$56,696	\$53,509	\$56,441	\$52,293	\$53,033	\$53,885	\$46,560	\$43,102	\$689,616
\$ +/-	\$4,931	(\$487)	\$981	\$2,777	(\$1,567)	(\$3,889)	(\$4,064)	(\$3,543)	(\$7,511)	(\$3,719)	(\$6,995)	(\$7,874)	(\$7,814)	(\$38,774)
% +/-	12%	-1%	2%	5%	-3%	-6%	-7%	-6%	-13%	-7%	-11%	-14%	-15%	-5%
2017	\$47,014	\$53,277	\$56,181	\$58,453	\$59,172	\$56,696	\$53,509	\$56,441	\$52,293	\$53,033	\$53,885	\$46,560	\$43,102	\$689,616
2018	\$43,850	\$49,678	\$51,041	\$54,260	\$59,678	\$57,402	\$59,596	\$56,045	\$55,789	\$56,621	\$0	\$0	\$0	\$543,960
\$ +/-	(\$3,164)	(\$3,599)	(\$5,140)	(\$4,193)	\$506	\$706	\$6,087	(\$396)	\$3,496	\$3,588				(\$2,109)
% +/-	-7%	-7%	-9%	-7%	1%	1%	11%	-1%	7%	7%				0%

*Decline in sales is due to competition.





**#2713 - Winchester
PROFORMA**

	T13 Periods Ending P10 2018	
SALES	\$ 687,507	
COGS:	\$ 170,639	24.8%
Crew Labor:	\$ 145,201	21.1%
GM:	\$ 39,800	5.8%
Workers Comp:	\$ 3,700	2.0%
Payroll Taxes:	\$ 29,508	16.0%
R&M:	\$ 1,719	0.3%
Non-Ingredient:	\$ 6,531	1.0%
Utilities:	\$ 15,905	2.3%
Rent:	\$ 33,720	4.9%
CAM:	\$ 3,372	0.5%
Property Tax:	\$ 2,856	0.4%
Nat'l Advertising:	\$ 30,938	4.5%
Royalty:	\$ 41,250	6.0%
Insurance:	\$ 9,100	1.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 19,938	2.9%
Professional Services:	\$ 4,500	0.7%
Laundry/Uniforms:	\$ 1,205	0.2%
Pest Control:	\$ 400	0.1%
Permits & Licenses:	\$ 1,310	0.2%
Cash Over/Short:	\$ 688	0.1%
Other G&A:	\$ 1,000	0.1%
Total Expenses:	\$ 573,515	83.4%
Managed Cash Flow:	\$ 113,992	16.6%

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