



CONFIDENTIAL Executive Summary



Purchase Price:	\$1,340,000	#31 - Branham
Total Annual Sales*:	\$933,200	1118 Branham Lane
Inventory:	\$5,000	San Jose, CA 95118
Managed Cash Flow**:	\$129,722	

List price does not include inventory, franchise transfer fees, or lease security deposits.

* Trailing 12 Months Ending 12/31/2019

** 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:

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: 2018, currently under review

Transfer Fee: \$10,000

Training Location: Near buyer

Royalty: 4%

Advertising: 4%

Training Period: 4-8 weeks

Remodel Requirements: Yes. Franchisor to determine.

Lease Information:

Monthly Base Rent: \$13,292

Options: 1x5yr avail now

Security Deposit: 1 months rent

Percentage Rent: 12-14%

CAM: Included

Real Property Available: No

Expiration: 3/31/2023

Monthly Property Tax: Included

Increases: 2%

Location Details:

Business Established: 1960s

Building Type: Inline

Building Size: 2,450 SF

Owner Since: 2008

Seating: 142

Employees: 8-10

Hours of Operation: Su-Th 11a-10p, Fr-Sa 11a-11p

Licenses Needed: Business, Health, ABC

Equipment Value: \$150,000

A very well established business in this location for nearly 50 years. On the corner of Branham and Almaden Expy in Robertsville Shopping Center. Other tenants include a dry cleaners, nail spa and other small restaurants. Sprouts Farmers Market is the anchor of this strip mall. Lots of vehicle traffic. A high school and middle school are located next to the strip mall. New triple deck oven. Competitors in the area include Pizza Hut and MOD Pizza.

Remember you have agreed to keep all FranBizNetwork listings confidential.

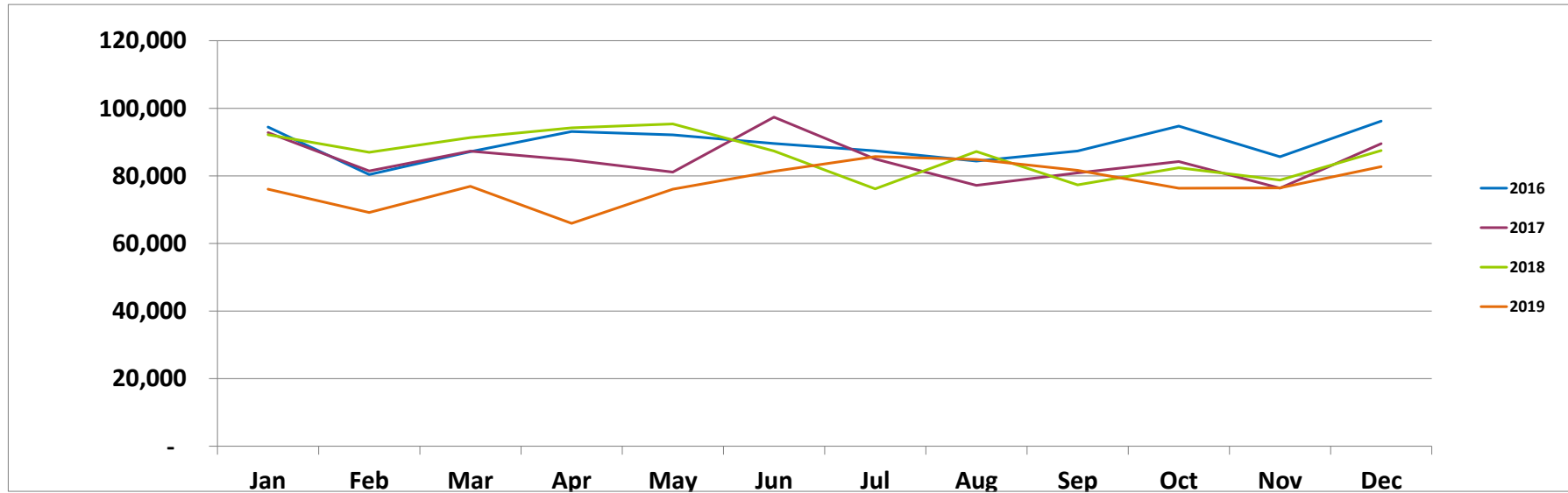
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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

#31 - Branham

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$94,460	\$80,384	\$87,184	\$93,110	\$92,147	\$89,577	\$87,406	\$84,393	\$87,368	\$94,716	\$85,644	\$96,208	\$1,072,597
2017	\$92,809	\$81,466	\$87,287	\$84,713	\$81,118	\$97,377	\$85,009	\$77,193	\$80,882	\$84,251	\$76,369	\$89,530	\$1,018,004
\$ +/-	(\$1,652)	\$1,083	\$104	(\$8,397)	(\$11,030)	\$7,800	(\$2,397)	(\$7,201)	(\$6,486)	(\$10,465)	(\$9,274)	(\$6,678)	(\$54,594)
% +/-	-2%	1%	0%	-9%	-12%	9%	-3%	-9%	-7%	-11%	-11%	-7%	-5%
2017	\$92,809	\$81,466	\$87,287	\$84,713	\$81,118	\$97,377	\$85,009	\$77,193	\$80,882	\$84,251	\$76,369	\$89,530	\$1,018,004
2018	\$92,192	\$86,985	\$91,328	\$94,192	\$95,364	\$87,374	\$76,165	\$87,196	\$77,339	\$82,384	\$78,772	\$87,499	\$1,036,790
\$ +/-	(\$617)	\$5,519	\$4,041	\$9,479	\$14,247	(\$10,004)	(\$8,844)	\$10,003	(\$3,543)	(\$1,867)	\$2,403	(\$2,031)	\$18,786
% +/-	-1%	7%	5%	11%	18%	-10%	-10%	13%	-4%	-2%	3%	-2%	2%
2018	\$92,192	\$86,985	\$91,328	\$94,192	\$95,364	\$87,374	\$76,165	\$87,196	\$77,339	\$82,384	\$78,772	\$87,499	\$1,036,790
2019	\$76,068	\$69,175	\$76,911	\$65,951	\$76,051	\$81,361	\$85,711	\$84,832	\$81,635	\$76,330	\$76,460	\$82,714	\$933,200
\$ +/-	(\$16,124)	(\$17,811)	(\$14,417)	(\$28,241)	(\$19,313)	(\$6,013)	\$9,546	(\$2,364)	\$4,297	(\$6,054)	(\$2,312)	(\$4,785)	(\$103,590)
% +/-	-17%	-20%	-16%	-30%	-20%	-7%	13%	-3%	6%	-7%	-3%	-5%	-10%





**#31 - Branham
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 933,200	
COGS:	\$ 186,640	20.0%
Crew Labor:	\$ 219,302	23.5%
GM:	\$ 40,000	4.3%
Workers Comp*:	\$ 6,483	2.5%
Payroll Taxes*:	\$ 22,819	8.8%
R&M:	\$ 467	0.1%
Non-Ingredient:	\$ 1,866	0.2%
Utilities:	\$ 38,870	4.2%
Rent:	\$ 159,504	17.1%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Nat'l Advertising:	\$ 37,328	4.0%
Royalty:	\$ 37,328	4.0%
Insurance:	\$ 3,930	0.4%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 13,998	1.5%
Professional Services:	\$ 4,500	0.5%
Outside Services:	\$ 2,185	0.2%
Laundry/Uniforms:	\$ 580	0.1%
Security:	\$ 3,925	0.4%
Permits & Licenses:	\$ 3,215	0.3%
Cash Over/Short:	\$ 933	0.1%
Mileage/Driver Reimb:	\$ 15,030	1.6%
Other G&A:	\$ 3,975	0.4%
Total Expenses:	\$ 803,477	86.1%
Managed Cash Flow:	\$ 129,722	13.9%

*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.



CONFIDENTIAL Executive Summary



Purchase Price:	\$1,340,000	#1007 - Santa Teresa
Total Annual Sales*:	\$714,212	5885 Santa Teresa Blvd.
Inventory:	\$5,000	San Jose, CA 95123
Managed Cash Flow**:	\$124,489	

List price does not include inventory, franchise transfer fees, or lease security deposits.

* Trailing 12 Months Ending 12/31/2019

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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: 2024

Royalty: 4%

Remodel Requirements: None

Transfer Fee: \$10,000

Advertising: 4%

Training Location: Near buyer

Training Period: 4-8 weeks

Lease Information:

Monthly Base Rent: \$9,228

Percentage Rent: 10-13%

Expiration: 5/31/2024

Options: 1x5yr

CAM: Included

Monthly Property Tax: Included

Security Deposit: 1 months rent

Real Property Available: No

Increases: 3%

Location Details:

Business Established: 10/13/2014

Owner Since: 2014

Hours of Operation: Su-Th 11a-10p, Fr-Sa 11a-11p

Building Type: Inline; endcap

Seating: 98

Licenses Needed: Business, Health, ABC

Building Size: 3,073 SF

Employees: 6-10

Equipment Value: \$250,000

This restaurant was converted from another pizza operation in 2014. It is a completely rebuilt and modern bar/restaurant located on the corner of Santa Teresa Blvd. and Snell Ave. Other tenants in Plaza Del Rey include a nail salon, a music store, a dance studio, a dry cleaners and various others shops. Located directly across Snell Ave. is Santa Theresa High School. Nob Hill Foods is located directly across Santa Theresa Blvd. Nearby competitors include Little Caesars.

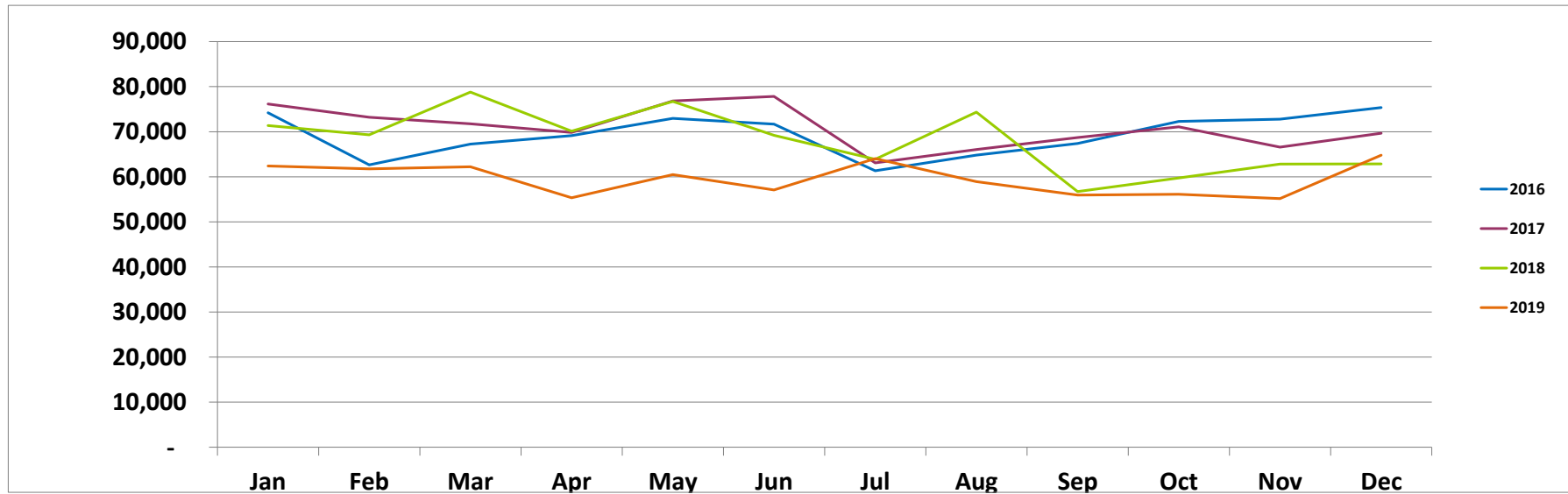
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MONTHLY SALES

#1007 - Santa Teresa

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$74,216	\$62,646	\$67,243	\$69,118	\$72,974	\$71,677	\$61,334	\$64,806	\$67,406	\$72,291	\$72,786	\$75,359	\$831,856
2017	\$76,157	\$73,226	\$71,752	\$69,856	\$76,839	\$77,833	\$63,089	\$66,046	\$68,703	\$71,092	\$66,565	\$69,678	\$850,837
\$ +/-	\$1,942	\$10,580	\$4,509	\$738	\$3,865	\$6,156	\$1,755	\$1,240	\$1,298	(\$1,198)	(\$6,220)	(\$5,681)	\$18,981
% +/-	3%	17%	7%	1%	5%	9%	3%	2%	2%	-2%	-9%	-8%	2%
2017	\$76,157	\$73,226	\$71,752	\$69,856	\$76,839	\$77,833	\$63,089	\$66,046	\$68,703	\$71,092	\$66,565	\$69,678	\$850,837
2018	\$71,372	\$69,304	\$78,795	\$70,136	\$76,720	\$69,194	\$63,877	\$74,330	\$56,720	\$59,723	\$62,827	\$62,861	\$815,859
\$ +/-	(\$4,786)	(\$3,922)	\$7,044	\$280	(\$119)	(\$8,639)	\$788	\$8,284	(\$11,984)	(\$11,369)	(\$3,738)	(\$6,817)	(\$34,978)
% +/-	-6%	-5%	10%	0%	0%	-11%	1%	13%	-17%	-16%	-6%	-10%	-4%
2018	\$71,372	\$69,304	\$78,795	\$70,136	\$76,720	\$69,194	\$63,877	\$74,330	\$56,720	\$59,723	\$62,827	\$62,861	\$815,859
2019	\$62,411	\$61,754	\$62,205	\$55,347	\$60,468	\$57,078	\$64,011	\$58,907	\$55,947	\$56,132	\$55,160	\$64,791	\$714,212
\$ +/-	(\$8,961)	(\$7,549)	(\$16,590)	(\$14,789)	(\$16,252)	(\$12,116)	\$134	(\$15,422)	(\$772)	(\$3,590)	(\$7,667)	\$1,930	(\$101,647)
% +/-	-13%	-11%	-21%	-21%	-21%	-18%	0%	-21%	-1%	-6%	-12%	3%	-12%





**#1007 - Santa Teresa
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 714,212	
COGS:	\$ 152,127	21.3%
Crew Labor:	\$ 128,558	18.0%
GM:	\$ 40,000	5.6%
Workers Comp*:	\$ 4,214	2.5%
Payroll Taxes*:	\$ 14,833	8.8%
R&M:	\$ 357	0.1%
Non-Ingredient:	\$ 1,428	0.2%
Utilities:	\$ 36,945	5.2%
Rent:	\$ 110,736	15.5%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Nat'l Advertising:	\$ 28,568	4.0%
Royalty:	\$ 28,568	4.0%
Insurance:	\$ 3,435	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,713	1.5%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 3,030	0.4%
Laundry/Uniforms:	\$ 955	0.1%
Security:	\$ 2,175	0.3%
Permits & Licenses:	\$ 2,555	0.4%
Cash Over/Short:	\$ 714	0.1%
Mileage/Driver Reimb:	\$ 13,290	1.9%
Other G&A:	\$ 1,420	0.2%
Total Expenses:	\$ 589,723	82.6%
Managed Cash Flow:	\$ 124,489	17.4%

*Workers Comp and Payroll Taxes shown as a % of Total Labor.

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