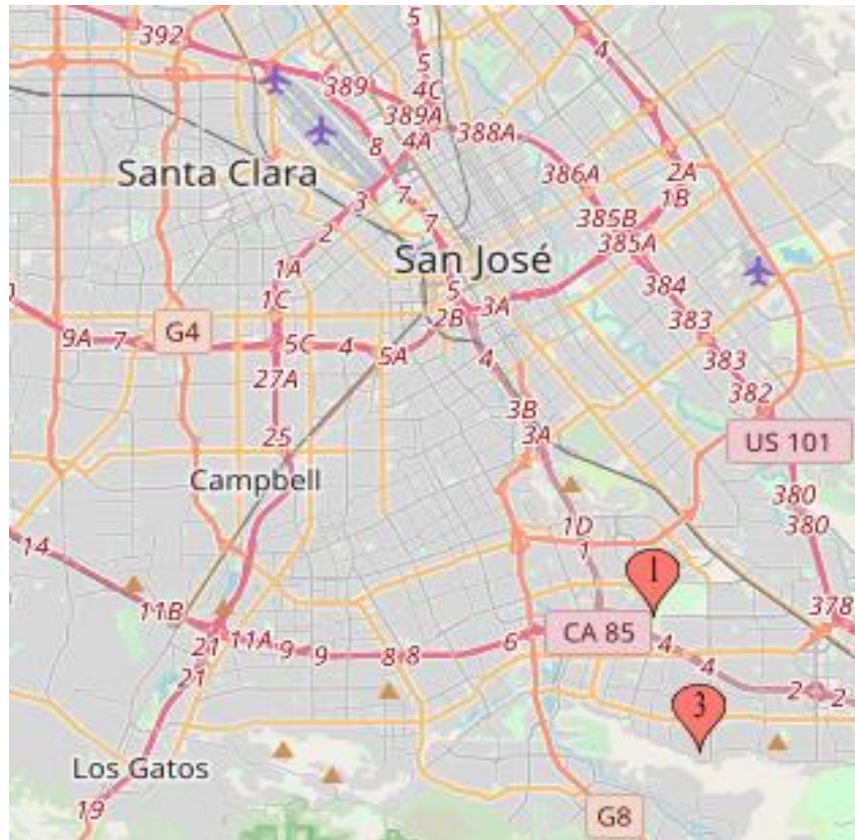




Round Table Pizza
2 Units in San Jose, CA
\$890,000



Stores are within 10 minutes of each other

| | Store | Trailing 12 Months Ending 4/30/2019 | Managed Cash Flow |
|---|----------------------|-------------------------------------|-------------------|
| 1 | #31 - Branham | \$985,987 | \$156,713 |
| 3 | #1007 - Santa Teresa | \$773,533 | \$103,246 |
| | TOTAL | \$1,759,521 | \$259,959 |



CONFIDENTIAL Executive Summary



| | | |
|----------------------|-----------|---------------------------|
| Purchase Price: | \$890,000 | #31 - Branham |
| Total Annual Sales*: | \$985,987 | 1118 Branham Lane |
| Inventory: | \$5,000 | San Jose, CA 95118 |
| Managed Cash Flow**: | \$156,713 | |

* Trailing 12 Months Ending 4/30/2019

** 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: TBD at lease expiration

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.



#31 - Branham PROFORMA

| Trailing 12 Months Ending 4/30/2019 | | |
|-------------------------------------|------------|-------|
| SALES | \$ 985,987 | |
| COGS: | \$ 197,197 | 20.0% |
| Crew Labor: | \$ 225,298 | 22.9% |
| GM: | \$ 40,000 | 4.1% |
| Workers Comp*: | \$ 7,959 | 3.0% |
| Payroll Taxes*: | \$ 25,203 | 9.5% |
| R&M: | \$ 493 | 0.1% |
| Non-Ingredient: | \$ 1,479 | 0.2% |
| Utilities: | \$ 24,370 | 2.5% |
| Rent: | \$ 159,504 | 16.2% |
| Local Advertising: | \$ 3,451 | 0.4% |
| Nat'l Advertising: | \$ 39,439 | 4.0% |
| Royalty: | \$ 39,439 | 4.0% |
| Equipment Lease: | \$ 1,085 | 0.1% |
| Insurance: | \$ 10,000 | 1.0% |
| Bank Charges: | \$ 600 | 0.1% |
| Credit Card Fees: | \$ 19,720 | 2.0% |
| Professional Services: | \$ 4,500 | 0.5% |
| Outside Services: | \$ 1,660 | 0.2% |
| Laundry/Uniforms: | \$ 525 | 0.1% |
| Security: | \$ 700 | 0.1% |
| Permits & Licenses: | \$ 2,950 | 0.3% |
| Cash Over/Short: | \$ 986 | 0.1% |
| Mileage: | \$ 19,765 | 2.0% |
| Other G&A: | \$ 3,635 | 0.4% |
| Total Expenses: | \$ 829,960 | 84.2% |
| Other Income: | \$ 685 | 0.1% |
| Managed Cash Flow: | \$ 156,713 | 15.9% |

*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: | \$890,000 | #1007 - Santa Teresa |
| Total Annual Sales*: | \$773,533 | 5885 Santa Teresa Blvd. |
| Inventory: | \$5,000 | San Jose, CA 95123 |
| Managed Cash Flow**: | \$103,246 | |

* Trailing 12 Months Ending 12/31/2018

** 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:

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 | Transfer Fee: \$10,000 | Training Location: Near buyer |
| Royalty: 4% | Advertising: 4% | Training Period: 4-8 weeks |
| Remodel Requirements: None | | |

Lease Information:

| | | |
|----------------------------|--------------------------------|---------------------------------|
| Monthly Base Rent: \$9,228 | Options: 1x5yr | Security Deposit: 1 months rent |
| Percentage Rent: 10-13% | CAM: Included | Real Property Available: No |
| Expiration: 5/31/2024 | Monthly Property Tax: Included | Increases: 3% |

Location Details:

| | | |
|--|--|----------------------------|
| Business Established: 10/13/2014 | Building Type: Inline; endcap | Building Size: 3,073 SF |
| Owner Since: 2014 | Seating: 98 | Employees: 6-10 |
| Hours of Operation: Su-Th 11a-10p, Fr-Sa 11a-11p | Licenses Needed: Business, Health, ABC | 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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**#1007 - Santa Teresa
PROFORMA**

| Trailing 12 Months Ending 12/31/2018 | | |
|---|----|---------------|
| SALES | \$ | 773,533 |
| COGS: | \$ | 163,912 21.2% |
| Crew Labor: | \$ | 181,780 23.5% |
| GM: | \$ | 40,000 5.2% |
| Workers Comp*: | \$ | 6,653 3.0% |
| Payroll Taxes*: | \$ | 21,069 9.5% |
| R&M: | \$ | 387 0.1% |
| Non-Ingredient: | \$ | 387 0.1% |
| Utilities: | \$ | 28,005 3.6% |
| Rent: | \$ | 110,736 14.3% |
| Local Advertising: | \$ | 5,802 0.8% |
| Nat'l Advertising: | \$ | 30,941 4.0% |
| Royalty: | \$ | 30,941 4.0% |
| Insurance: | \$ | 10,000 1.3% |
| Bank Charges: | \$ | 600 0.1% |
| Credit Card Fees: | \$ | 15,471 2.0% |
| Professional Services: | \$ | 4,500 0.6% |
| Outside Services: | \$ | 1,630 0.2% |
| Laundry/Uniforms: | \$ | 680 0.1% |
| Security: | \$ | 1,105 0.1% |
| Permits & Licenses: | \$ | 1,115 0.1% |
| Cash Over/Short: | \$ | 774 0.1% |
| Mileage: | \$ | 12,700 1.6% |
| Other G&A: | \$ | 1,100 0.1% |
| Total Expenses: | \$ | 670,288 86.7% |
| Other Income: | \$ | - 0.0% |
| Managed Cash Flow: | \$ | 103,246 13.3% |

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

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