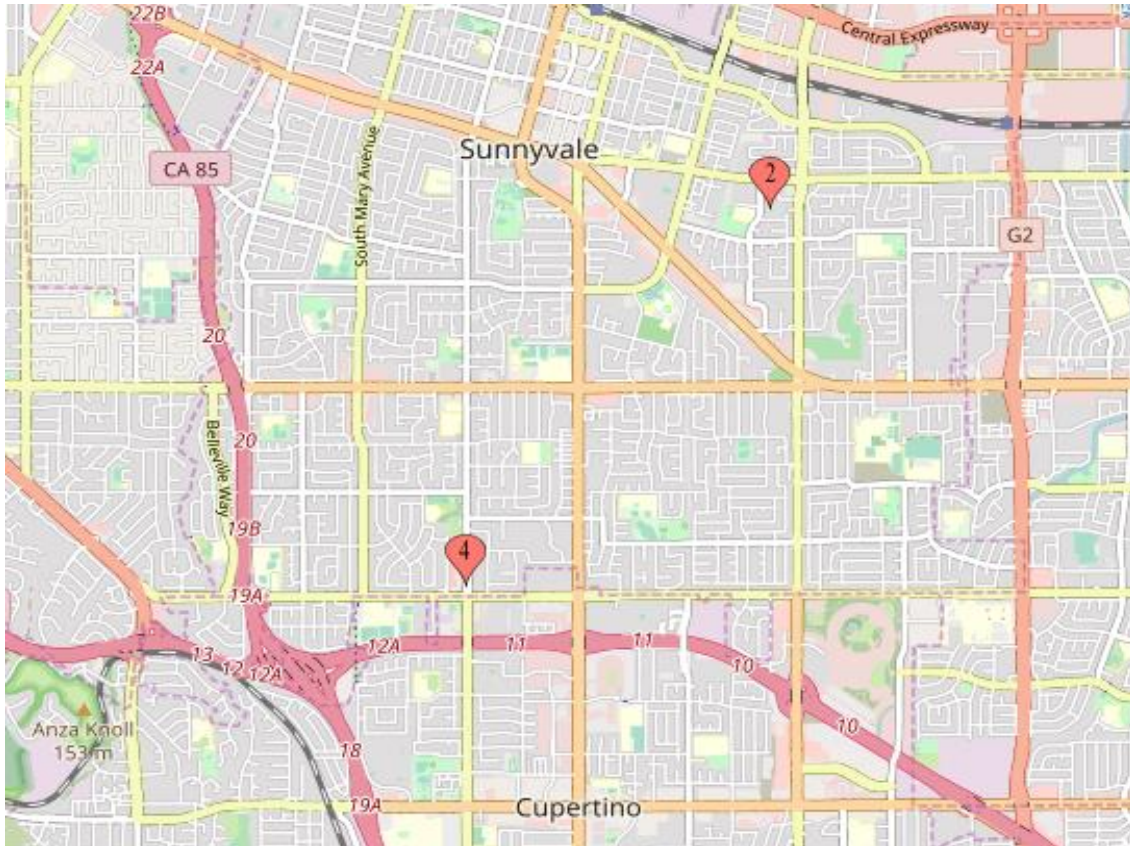




**Round Table Pizza**  
**2 Units in Sunnyvale, CA**  
**\$450,000**



Stores are within 15 minutes of each other

	Store	Trailing 12 Months Ending 12/31/2018	Managed Cash Flow
2	#32 - Old SF	\$819,451	\$102,678
4	#4 - Hollenbeck	\$544,413	\$48,165
	<b>TOTAL</b>	<b>\$1,363,864</b>	<b>\$150,844</b>



## CONFIDENTIAL Executive Summary



Purchase Price: \$450,000 for package  
Total Annual Sales\*: \$819,451  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$102,678

#32 - Old SF  
860 Old San Francisco Rd.  
Sunnyvale, CA 94086

\* 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.

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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: 2022

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: \$6,550

Options: 1x5yr

Security Deposit: 1 months rent

Percentage Rent: 9%

CAM: Included

Real Property Available: No

Expiration: 11/1/2020

Monthly Property Tax: Included

Increases: 10% every 10 yrs.

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### Location Details:

Business Established: 1960s

Building Type: Inline

Building Size: 3,360 SF

Owner Since: 2012

Seating: 160

Employees: 8-10

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

Licenses Needed: Business, Health, ABC

Equipment Value: \$75,000

Located on old San Francisco Road in a strip mall that also houses a laundromat, a vehicle registration services store, a nail shop, an Indian market and a couple of small restaurants. An Elementary school is nearby as are many apartment complexes and single family homes. Nearby competitors include Pizza My Heart and Vito's Famous Pizza.

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**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.





## #32 - Old SF PROFORMA

Trailing 12 Months Ending 12/31/2018		
SALES	\$ 819,451	
COGS:	\$ 222,563	27.2%
Crew Labor:	\$ 226,988	27.7%
GM:	\$ 40,000	4.9%
Workers Comp*:	\$ 8,010	3.0%
Payroll Taxes*:	\$ 33,373	12.5%
R&M:	\$ 2,458	0.3%
Non-Ingredient:	\$ 819	0.1%
Utilities:	\$ 22,670	2.8%
Rent:	\$ 78,600	9.6%
Local Advertising:	\$ 5,326	0.7%
Nat'l Advertising:	\$ 32,778	4.0%
Royalty:	\$ 32,778	4.0%
Insurance:	\$ 10,000	1.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 16,389	2.0%
Professional Services:	\$ 4,500	0.5%
Outside Services:	\$ 5,880	0.7%
Security:	\$ 540	0.1%
Permits & Licenses:	\$ 2,030	0.2%
Cash Over/Short:	\$ 819	0.1%
Mileage:	\$ 15,510	1.9%
Other G&A:	\$ 560	0.1%
Total Expenses:	\$ 763,193	93.1%
Other Income:	\$ 46,420	5.7%
Managed Cash Flow:	\$ 102,678	12.5%

\*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:	\$450,000 for package
Total Annual Sales*:	\$544,413
Inventory:	\$5,000
Managed Cash Flow**:	\$48,165

**Round Table**  
**1663 Hollenbeck Ave.**  
**Sunnyvale, CA**

\* 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: 2022

Transfer Fee: \$25,000-30,000

Training Location: Near buyer

Royalty: 4.0%

Advertising: 4.0%

Training Period: 4-8 weeks

Remodel Requirements: TBD at lease expiration

---

### Lease Information:

Monthly Base Rent: \$8,963

Options: 1x5yr

Security Deposit: 1 month rent

Percentage Rent: 14-15%

CAM: Included

Real Property Available: No

Expiration: 11/1/2022

Monthly Property Tax: Included

Increases: 3%

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### Location Details:

Business Established: 1960s

Building Type: Inline

Building Size: 2,530 SF

Owner Since: 2012

Seating: 75

Employees: 8-10

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

Licenses Needed: Business, Health, ABC

Equipment Value: \$50,000

Located on Hollenbeck Ave in the Shoppes at Homestead shopping center. Anchor stores in the center include Orchard Supply Hardware, Crunch Fitness and CVS Pharmacy.

Many apartment complexes nearby. Pedestrian friendly area and large parking lot. Nearby competitors include MOD Pizza, Little Caesars and Pizza Pub.

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## Round Table PROFORMA

Trailing 12 Months Ending 12/31/2018		
SALES	\$ 544,413	
COGS:	\$ 115,252	21.2%
Crew Labor:	\$ 122,493	22.5%
GM:	\$ 40,000	7.3%
Workers Comp*:	\$ 4,875	3.0%
Payroll Taxes*:	\$ 20,312	12.5%
R&M:	\$ 653	0.1%
Non-Ingredient:	\$ 1,633	0.3%
Utilities:	\$ 21,435	3.9%
Rent:	\$ 107,556	19.8%
Local Advertising:	\$ 2,178	0.4%
Nat'l Advertising:	\$ 21,777	4.0%
Royalty:	\$ 21,777	4.0%
Insurance:	\$ 10,000	1.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,888	2.0%
Professional Services:	\$ 4,500	0.8%
Outside Services:	\$ 900	0.2%
Laundry/Uniforms:	\$ 515	0.1%
Security:	\$ 680	0.1%
Permits & Licenses:	\$ 890	0.2%
Cash Over/Short:	\$ 544	0.1%
Mileage:	\$ 11,475	2.1%
Other G&A:	\$ 615	0.1%
Total Expenses:	\$ 521,547	95.8%
Other Income:	\$ 25,300	4.6%
Managed Cash Flow:	\$ 48,165	8.8%

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

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