



## CONFIDENTIAL Executive Summary

Purchase Price:	\$295,000
Total Annual Sales*:	\$598,778
Inventory:	\$5,500
Managed Cash Flow**:	\$106,094

**Papa John's #3984**  
**8420 S Sam Houston Parkway**  
**W Houston, TX, 77085**



\* 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:

Papa John's is the 3rd largest take-out and delivery pizza chain in the U.S. operating over 3,300 Papa John's in all 50 U.S states and 30 international markets. Franchisor requires minimum of \$250K net worth with enough liquidity to make the purchase and still have sufficient working capital in reserve.

Franchise Agreement Expiration: 2028  
Royalty: 4.0%  
Remodel Requirements: None

Transfer Fee: \$4,000  
Advertising: 3.5%

Training Location: Austin, TX  
Training Period: 6 weeks

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### Lease Information:

Monthly Base Rent: \$2,400  
Percentage Rent: N/A  
Expiration: 11/1/2022

Options: 5x5 yr  
CAM: \$550  
Monthly Property Tax: N/A

Security Deposit: \$2,500  
Real Property Available: No  
Increases: 10% at option

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### Location Details:

Business Established: 10/1/2011  
Owner Since: 10/1/2011  
Hours of Operation: 10a-Midnight daily

Building Type: Inline  
Seating: 2  
Licenses Needed: Business and Health

Building Size: 1,350 SF  
Employees: 20  
Equipment Value: \$50,000

Located in a shopping center off of S Sam Houston Parkway and Frondren Road. Other stores in this shopping center include Home Cut Donuts, Subway Restaurants, Andrew Liquor and Boost Mobile. No nearby competition in the surrounding area.

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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.





**Papa John's #3984  
PROFORMA**

<b>Trailing 12 Months Ending 12/31/2018</b>		
SALES	\$ 598,778	
COGS:	\$ 170,652	28.5%
Crew Labor:	\$ 107,780	18.0%
GM:	\$ 24,700	4.1%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 2,650	2.0%
Payroll Taxes*:	\$ 9,936	7.5%
R&M:	\$ 1,796	0.3%
Non-Ingredient:	\$ 1,497	0.3%
Utilities:	\$ 15,300	2.6%
Rent:	\$ 28,800	4.8%
CAM:	\$ 6,600	1.1%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 500	0.1%
Local Advertising:	\$ 11,976	2.0%
Nat'l Advertising:	\$ 25,448	4.3%
Royalty:	\$ 29,939	5.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 8,000	1.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 8,982	1.5%
Professional Services:	\$ 4,500	0.8%
Outside Services:	\$ 1,680	0.3%
Permits & Licenses:	\$ 750	0.1%
Cash Over/Short:	\$ 599	0.1%
Delivery:	\$ 20,000	3.3%
Other G&A:	\$ 10,000	1.7%
Total Expenses:	\$ 492,684	82.3%
Other Income:	\$ -	0.0%
Managed Cash Flow:	\$ 106,094	17.7%

\*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.