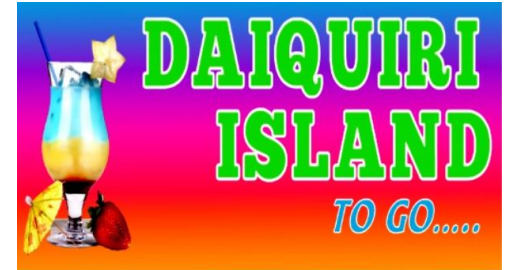




CONFIDENTIAL Executive Summary



Purchase Price:	\$150,000
Total Annual Sales*:	\$315,347
Inventory:	\$3,000
Managed Cash Flow**:	\$124,808

Daiquiri Island To Go
15704 Kuykendahl Rd.
Houston, TX, 77090

* Trailing 12 Months Ending 3/31/2019

** 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.

Details:

Stand alone store, not a franchise. Seller converted this location from a Hertz Chicken, then built small section for car wash which is currently sublet to a tenant which offsets the rent. Expanding delivery with GrubHub and Doordash. Food trucks interested in renting some space, could further offset rent. Game machines may be added (slot machines etc) which would increase revenue. Seller has smoke permit so they sell hookahs and other tobacco items, this license is transferable. Seller may finance.

Lease Information:

Monthly Base Rent: \$2,700
 Percentage Rent: N/A
 Expiration: 2019

Options: 1x5 yr
 CAM: Included
 Monthly Property Tax: Included

Security Deposit: \$2,900
 Real Property Available: No
 Increases: 10% annually

Location Details:

Business Established: 9/1/2017
 Owner Since: 2017
 Hours of Operation: 12p-12a Sun-Fri, 12p-1a Sat

Building Type: Freestanding with drive-thru and car wash
 Seating: Approx 75
 Licenses Needed: Business, health, alcohol, tobacco

Building Size: 2,500 SF
 Employees: 2 f/t, 1 p/t
 Equipment Value: \$35,000

Located in an area of heavy traffic, near the corner of Cypress Creek Pkwy and Kuykendahl Rd. Other stores nearby include a Dollar Tree, Boost Mobile and Bank of America. Many apartment buildings in the surrounding area. Highway 45 is 3 miles east of store.

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.



Daiquiri Island To Go PROFORMA

Trailing 12 Months Ending 3/31/2019		
SALES	\$ 315,347	
COGS:	\$ 79,940	25.4%
Crew Labor:	\$ 33,111	10.5%
GM:	\$ 26,000	8.2%
Payroll Taxes*:	\$ 4,286	7.3%
R&M:	\$ 788	0.3%
Utilities:	\$ 15,205	4.8%
Rent:	\$ 32,400	10.3%
Personal Property Tax:	\$ 500	0.2%
Insurance:	\$ 4,275	1.4%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 3,942	1.3%
Professional Services:	\$ 4,500	1.4%
Security:	\$ 405	0.1%
Permits & Licenses:	\$ 840	0.3%
Cash Over/Short:	\$ 315	0.1%
Other G&A:	\$ 500	0.2%
Total Expenses:	\$ 208,239	66.0%
Other Income:	\$ 17,700	5.6%
Managed Cash Flow:	\$ 124,808	39.6%

*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.