



**CONFIDENTIAL Executive Summary**

Purchase Price: \$245,000  
 Total Annual Sales\*: \$651,771  
 Inventory: \$10,000  
 Managed Cash Flow\*\*: \$150,700  
 Owner-Operated Cash Flow\*\*: \$203,800

**A1 Auto Repair and Detail Center**  
**1820 E. Main Street**  
**Woodland, CA 95776**



\* 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.

**Franchise Information:**

A1 Auto Repair is a full mechanical and service center and a Star Certified Test and Repair Smog Station.

Franchise Agreement Expiration: N/A	Transfer Fee: None	Training Location: At store
Royalty: N/A	Advertising: N/A	Training Period: 1 month
Remodel Requirements: None		

**Lease Information:**

Monthly Base Rent: \$3,000	Options: 2x5yr	Security Deposit: \$3,000
Percentage Rent: None	CAM: \$0	Real Property Available: No
Expiration: New 5 year lease	Monthly Property Tax: \$417	Increases: 10% every 5 yrs

**Location Details:**

Business Established: 8/1/2017	Building Type: Freestanding	Building Size: 8,000 SF
Owner Since: 8/1/2017	Seating: 40	Employees: 2 FT, 1 PT
Hours of Operation: 8a-6p daily	Licenses Needed: Auto, Smog	Equipment Value: 0

Auto repair and smog center with 6 Bays and 4 Lifts. Owner is retiring. Located in a prime spot near many big box stores. Home Depot and Walmart are located on both sides

**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.





### A1 Auto Repair and Detail Center

#### PROFORMA - MANAGED

Trailing 12 Months Ending 3/31/2019		
SALES	\$	651,771
COGS:	\$	188,101 28.9%
Crew Labor:	\$	102,662 15.8%
GM:	\$	45,000 6.9%
Other Store Level Mgmt:	\$	- 0.0%
Workers Comp*:	\$	8,121 5.5%
Payroll Taxes*:	\$	18,458 12.5%
R&M:	\$	14,339 2.2%
Shop Expense:	\$	6,844 1.1%
Small Tools & Equip	\$	5,356 0.8%
Utilities:	\$	17,050 2.6%
Rent:	\$	36,000 5.5%
Property Tax:	\$	5,000 0.8%
Personal Property Tax:	\$	1,250 0.2%
Local Advertising:	\$	10,754 1.7%
Equipment Lease:	\$	6,830 1.0%
Insurance:	\$	7,000 1.1%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	8,799 1.4%
Professional Services:	\$	4,500 0.7%
Laundry/Uniforms:	\$	6,510 1.0%
Permits & Licenses:	\$	2,645 0.4%
Cash Over/Short:	\$	652 0.1%
Other G&A:	\$	4,600 0.7%
Total Expenses:	\$	501,071 76.9%
Managed Cash Flow:	\$	150,700 23.1%

\*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.

#### PROFORMA - OWNER OPERATED

Trailing 12 Months Ending 3/31/2019		
SALES	\$	651,771
COGS:	\$	188,101 28.9%
Crew Labor:	\$	102,662 15.8%
Assume Owner is GM		
Workers Comp*:	\$	5,646 5.5%
Payroll Taxes*:	\$	12,833 12.5%
R&M:	\$	14,339 2.2%
Shop Expense:	\$	6,844 1.1%
Small Tools & Equip	\$	5,356 0.8%
Utilities:	\$	17,050 2.6%
Rent:	\$	36,000 5.5%
Property Tax:	\$	5,000 0.8%
Personal Property Tax:	\$	1,250 0.2%
Local Advertising:	\$	10,754 1.7%
Equipment Lease:	\$	6,830 1.0%
Insurance:	\$	7,000 1.1%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	8,799 1.4%
Professional Services:	\$	4,500 0.7%
Laundry/Uniforms:	\$	6,510 1.0%
Permits & Licenses:	\$	2,645 0.4%
Cash Over/Short:	\$	652 0.1%
Other G&A:	\$	4,600 0.7%
Total Expenses:	\$	447,971 68.7%
Owner-Operated Cash Flow:	\$	203,800 31.3%

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