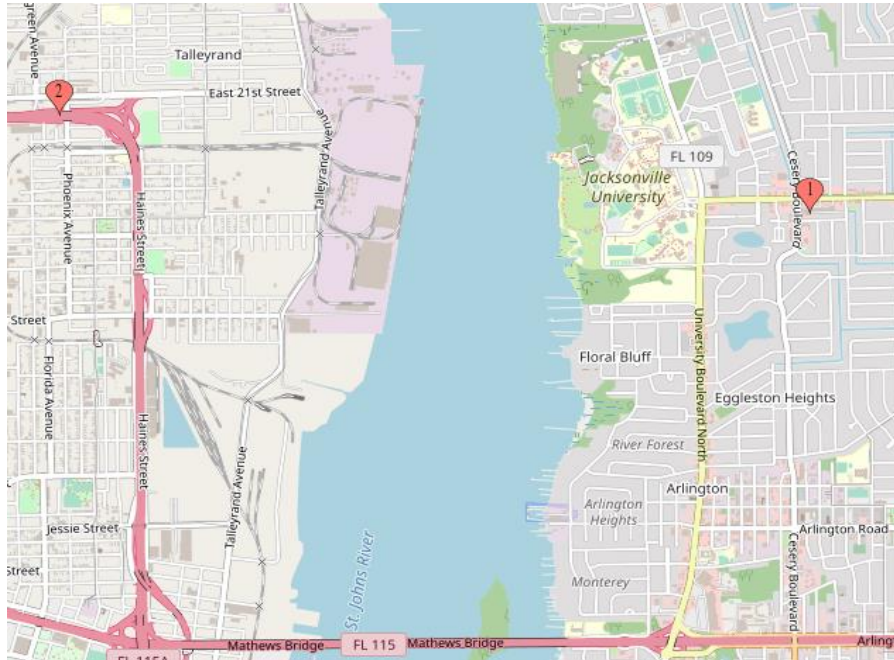


Church's Chicken - 2 units in FL \$310,000



Stores are approximately 15 minutes from one another in Jacksonville, FL.

Store	Trailing 13 Periods Ending P8 2019	Managed Cash Flow
#2091	\$860,047	\$125,171
#10385	\$589,550	\$26,239
TOTAL	\$1,449,597	\$151,410



CONFIDENTIAL Executive Summary



Purchase Price: \$310,000
Total Annual Sales*: \$860,047
Inventory: Approx. \$7K
Managed Cash Flow**: \$125,171

#2091
1060 E. 21st Street
Jacksonville, FL 32206

* Trailing 13 Periods Ending P8 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:

Founded in San Antonio, TX, Church's Chicken, is one of the largest chicken restaurant chains in the world, with over 1,650 locations in 29 states and 23 global markets. The chain is now headquartered in Atlanta, GA. Franchisor requires prospective franchisees have sufficient net worth and liquidity to consummate the transaction, finance remodels, and possibly develop more locations. Restaurant management experience or related business experience required.

Franchise Agreement Expiration: 2023

Transfer Fee: \$5,000

Training Location: TBD

Royalty: 5.0%

Advertising: 5.0%

Training Period: 4 weeks

Remodel Requirements: Approx. \$75K

Lease Information:

Monthly Base Rent: \$4,062

Options: 1x3yr

Security Deposit: None

Percentage Rent: None

CAM: None

Real Property Available: No

Expiration: 4/30/2024

Monthly Property Tax: Approx \$768

Increases: 1.5% annually

Location Details:

Business Established: 4/23/2012

Building Type: Freestanding with drive-thru

Building Size: 1,100 SF

Owner Since: 4/23/2012

Seating: 25

Employees: 13

Hours of Operation: 9am - 11pm daily

Licenses Needed: Business, Health

Equipment Value: TBD

Freestanding restaurant with drive-thru. Located right next to the entrance/exit ramp for Rt 1 (Martin Luther King Jr Pkwy). Located in an industrial business area. Nearby businesses include a tire and car care center, day care center and auto body and paint shop. Nearby restaurants include Soul Food Express and Ollie's Kitchen. Area Manager salary is \$31K for this store.

Remember you have agreed to keep all FranBizNetwork listings confidential.

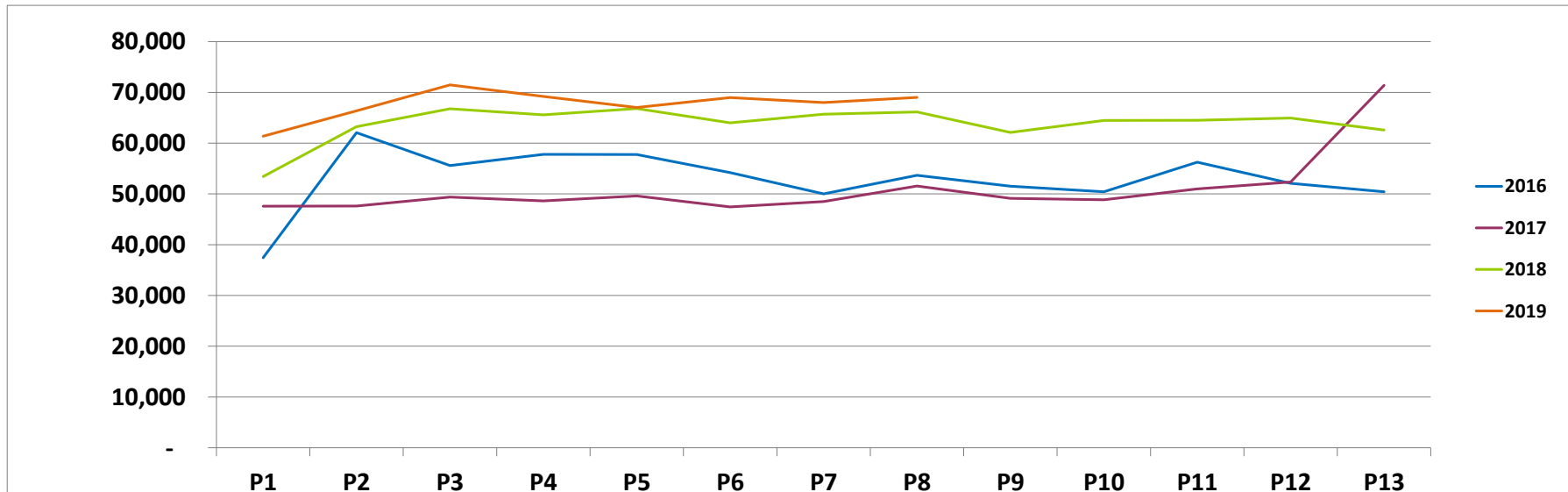
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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.

MONTHLY SALES

#2091

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2016	\$37,440	\$62,070	\$55,602	\$57,783	\$57,770	\$54,199	\$50,003	\$53,655	\$51,535	\$50,429	\$56,259	\$52,078	\$50,408	\$689,231
2017	\$47,597	\$47,630	\$49,368	\$48,642	\$49,607	\$47,442	\$48,508	\$51,553	\$49,116	\$48,859	\$50,999	\$52,346	\$71,390	\$663,057
\$ +/-	\$10,157	(\$14,440)	(\$6,234)	(\$9,141)	(\$8,163)	(\$6,757)	(\$1,495)	(\$2,102)	(\$2,419)	(\$1,570)	(\$5,260)	\$268	\$20,982	(\$26,174)
% +/-	27%	-23%	-11%	-16%	-14%	-12%	-3%	-4%	-5%	-3%	-9%	1%	42%	-4%
2017	\$47,597	\$47,630	\$49,368	\$48,642	\$49,607	\$47,442	\$48,508	\$51,553	\$49,116	\$48,859	\$50,999	\$52,346	\$71,390	\$663,057
2018	\$53,424	\$63,236	\$66,779	\$65,578	\$66,822	\$63,997	\$65,718	\$66,139	\$62,115	\$64,467	\$64,500	\$64,946	\$62,577	\$830,298
\$ +/-	\$5,827	\$15,606	\$17,411	\$16,936	\$17,215	\$16,555	\$17,210	\$14,586	\$12,999	\$15,608	\$13,501	\$12,600	(\$8,813)	\$167,241
% +/-	12%	33%	35%	35%	35%	35%	35%	28%	26%	32%	26%	24%	-12%	25%
2018	\$53,424	\$63,236	\$66,779	\$65,578	\$66,822	\$63,997	\$65,718	\$66,139	\$62,115	\$64,467	\$64,500	\$64,946	\$62,577	\$830,298
2019	\$61,372	\$66,354	\$71,480	\$69,200	\$67,019	\$68,988	\$68,013	\$69,016	\$0	\$0	\$0	\$0	\$0	\$541,442
\$ +/-	\$7,948	\$3,118	\$4,701	\$3,622	\$197	\$4,991	\$2,295	\$2,877						\$29,749
% +/-	15%	5%	7%	6%	0%	8%	3%	4%						6%

P13 2017 is a 5 week period





**#2091
PROFORMA**

	Trailing 13 Periods Ending P8 2019	
SALES	\$ 860,047	
COGS:	\$ 323,378	37.6%
Crew Labor:	\$ 154,980	18.0%
GM:	\$ 34,000	4.0%
Workers Comp:	\$ 2,079	1.1%
Payroll Taxes:	\$ 14,268	7.6%
R&M:	\$ 12,901	1.5%
Utilities:	\$ 13,130	1.5%
Rent:	\$ 48,743	5.7%
Property Tax:	\$ 9,227	1.1%
Nat'l Advertising:	\$ 43,002	5.0%
Royalty:	\$ 43,002	5.0%
Insurance:	\$ 6,705	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 18,061	2.1%
Professional Services:	\$ 4,500	0.5%
Permits & Licenses:	\$ 500	0.1%
Cash Over/Short:	\$ 860	0.1%
Other G&A:	\$ 4,940	0.6%
Total Expenses:	\$ 734,876	85.4%
Managed Cash Flow:	\$ 125,171	14.6%

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CONFIDENTIAL Executive Summary



Purchase Price: \$310,000
Total Annual Sales*: \$589,550
Inventory: Approx. \$7K
Managed Cash Flow**: \$26,239

#10385
6037 Merrill Road
Jacksonville, FL 32277

* Trailing 13 Periods Ending P8 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:

headquartered in Atlanta, GA. Franchisor requires prospective franchisees have sufficient net worth and liquidity to consummate the transaction, finance remodels, and possibly develop more locations. Restaurant management experience or related business experience required.

Franchise Agreement Expiration: 2023

Transfer Fee: \$5,000

Training Location: TBD

Royalty: 5.0%

Advertising: 5.0%

Training Period: 4 weeks

Remodel Requirements: Approx. \$75K

Lease Information:

Monthly Base Rent: \$1,378

Options: 1x5yr

Security Deposit: None

Percentage Rent: None

CAM: None

Real Property Available: No

Expiration: 2024

Monthly Property Tax: TBD

Increases: 5% with each option

Location Details:

Business Established: 4/23/2012

Building Type: Freestanding with drive-thru

Building Size: 1,500 SF

Owner Since: 4/23/2012

Seating: 50

Employees: 14

Hours of Operation: 9a - 11p daily

Licenses Needed: Business, Health

Equipment Value: TBD

Freestanding restaurant with drive-thru. Across the street from a Family dollar, Auto Zone, Tmobile and SaveAlot food stores. Located less than a mile from Jacksonville University. Surrounded by residential properties. Nearby competitors include Chick-fil-A, Louisiana Fish & Chicken and THC Trap house Chicken. Area Manager salary is \$31K for this store.

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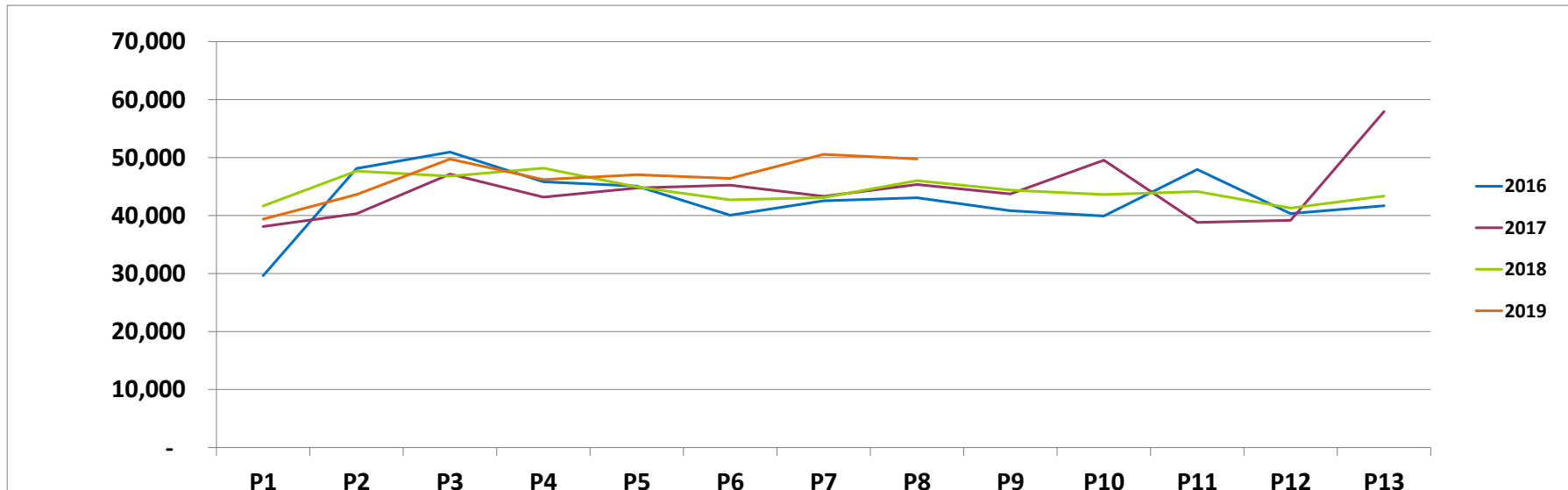
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MONTHLY SALES

#10385

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2016	\$29,634	\$48,124	\$50,952	\$45,828	\$45,083	\$40,062	\$42,545	\$43,070	\$40,841	\$39,924	\$47,957	\$40,336	\$41,680	\$556,036
2017	\$38,120	\$40,310	\$47,156	\$43,187	\$44,756	\$45,248	\$43,322	\$45,348	\$43,741	\$49,539	\$38,837	\$39,195	\$57,943	\$576,702
\$ +/-	\$8,486	(\$7,814)	(\$3,796)	(\$2,641)	(\$327)	\$5,186	\$777	\$2,278	\$2,900	\$9,615	(\$9,120)	(\$1,141)	\$16,263	\$20,666
% +/-	29%	-16%	-7%	-6%	-1%	13%	2%	5%	7%	24%	-19%	-3%	39%	4%
2017	\$38,120	\$40,310	\$47,156	\$43,187	\$44,756	\$45,248	\$43,322	\$45,348	\$43,741	\$49,539	\$38,837	\$39,195	\$57,943	\$576,702
2018	\$41,655	\$47,678	\$46,794	\$48,179	\$44,935	\$42,707	\$43,103	\$46,012	\$44,384	\$43,617	\$44,140	\$41,291	\$43,383	\$577,878
\$ +/-	\$3,535	\$7,368	(\$362)	\$4,992	\$179	(\$2,541)	(\$219)	\$664	\$643	(\$5,922)	\$5,303	\$2,096	(\$14,560)	\$1,176
% +/-	9%	18%	-1%	12%	0%	-6%	-1%	1%	1%	-12%	14%	5%	-25%	0%
2018	\$41,655	\$47,678	\$46,794	\$48,179	\$44,935	\$42,707	\$43,103	\$46,012	\$44,384	\$43,617	\$44,140	\$41,291	\$43,383	\$577,878
2019	\$39,375	\$43,614	\$49,731	\$46,226	\$47,041	\$46,413	\$50,557	\$49,778	\$0	\$0	\$0	\$0	\$0	\$372,735
\$ +/-	(\$2,280)	(\$4,064)	\$2,937	(\$1,953)	\$2,106	\$3,706	\$7,454	\$3,766						\$11,672
% +/-	-5%	-9%	6%	-4%	5%	9%	17%	8%						3%

P13 2017 is a 5 week period





**#10385
PROFORMA**

	Trailing 13 Periods Ending P8 2019	
SALES	\$ 589,550	
COGS:	\$ 223,970	38.0%
Crew Labor:	\$ 110,717	18.8%
GM:	\$ 34,000	5.8%
Workers Comp:	\$ 2,098	1.5%
Payroll Taxes:	\$ 10,203	7.1%
R&M:	\$ 12,086	2.1%
Utilities:	\$ 59,805	10.1%
Rent:	\$ 16,537	2.8%
Nat'l Advertising:	\$ 29,478	5.0%
Royalty:	\$ 29,478	5.0%
Insurance:	\$ 12,760	2.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 13,265	2.3%
Professional Services:	\$ 4,500	0.8%
Permits & Licenses:	\$ 265	0.0%
Cash Over/Short:	\$ 590	0.1%
Other G&A:	\$ 2,960	0.5%
Total Expenses:	\$ 563,311	95.5%
Managed Cash Flow:	\$ 26,239	4.5%

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