



CONFIDENTIAL Executive Summary



Purchase Price:	\$249,000	Subway #55132
Total Annual Sales*:	\$346,898	454 FM 664 Suite A
Inventory:	\$5,000	Ferris, TX 75125
Owner Operated Cash Flow**:	\$80,386	

* Trailing 12 Months Ending 12/31/2019

** 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:

Subway is the world's #1 QSR chain with over 43,000 restaurants in 110 countries. Franchisor requires sufficient net worth and liquidity, and Buyer must live in the area.

Franchise Agreement Expiration: 1/1/2027

Transfer Fee: \$5,000

Training Location: Milford, CT

Royalty: 8.0%

Advertising: 4.5%

Training Period: 2 Weeks

Remodel Requirements: None

Lease Information:

Monthly Base Rent: \$2,329

Options: 1x5yr

Security Deposit: \$2,329

Percentage Rent: N/A

CAM: \$757

Real Property Available: No

Expiration: 2022

Monthly Property Tax: \$0

Increases: 3%

Location Details:

Business Established: 2002

Building Type: Inline

Building Size: 1800 SF

Owner Since: 2017

Seating: 36

Employees: 6 PT

Hours of Operation: 9am-10pm

Licenses Needed: business, health

Located off of I-45, in small shopping center next to Family Dollar. Several schools nearby.

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.



**Subway #55132
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 346,898	
COGS:	\$ 107,608	31.0%
Crew Labor:	\$ 43,432	12.5%
GM:	Assume Owner-Operator	
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 482	1.1%
Payroll Taxes*:	\$ 4,343	10.0%
R&M:	\$ 1,422	0.4%
Non-Ingredient:	\$ -	0.0%
Utilities:	\$ 13,977	4.0%
Rent:	\$ 37,141	10.7%
CAM:	\$ 9,084	2.6%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ -	0.0%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 15,610	4.5%
Royalty:	\$ 27,752	8.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 1,552	0.4%
Bank Charges:	\$ 340	0.1%
Credit Card Fees:	\$ 3,469	1.0%
Professional Services:	\$ -	0.0%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 300	0.1%
Cash Over/Short:	\$ -	0.0%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ -	0.0%
Total Expenses:	\$ 266,512	76.8%
Other Income:	\$ -	0.0%
Store Level Net Profit:	\$ 80,386	23.2%

*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.