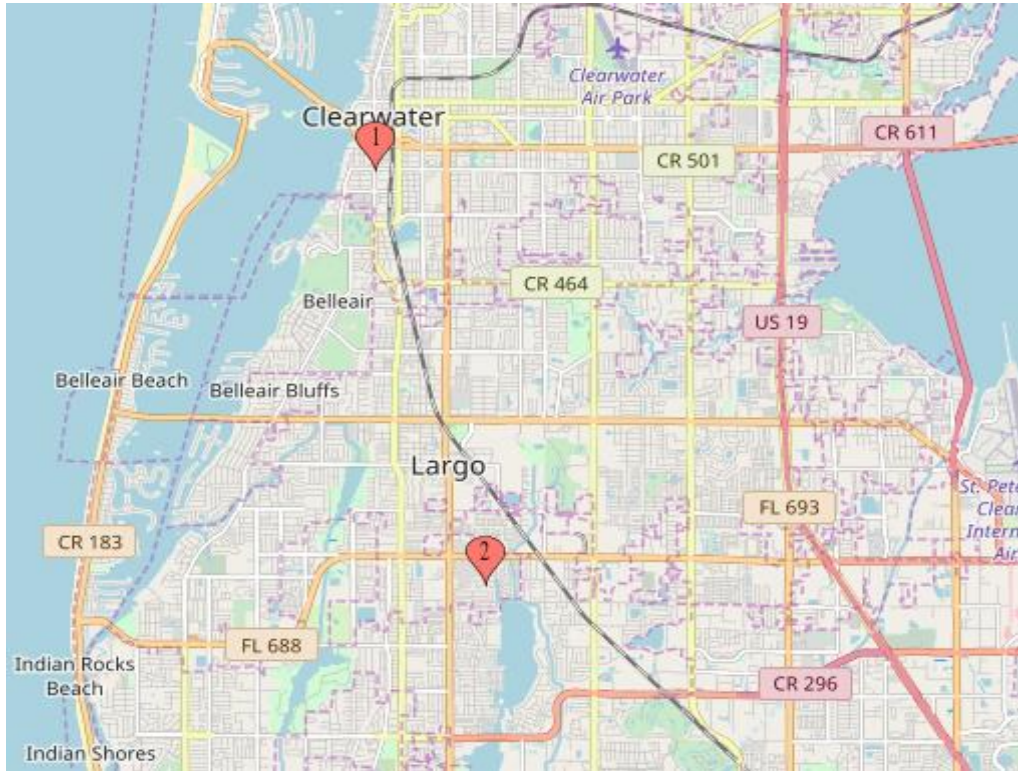


2 Jimmy John's - FL
\$228,000



Stores are approximately 15 minutes from one another.

Store	T13 Periods Ending P10 2019	Cash Flow
#1082 - Clearwater	\$530,433	\$39,782
#1378 - Largo	\$430,709	\$32,303
TOTAL	\$961,142	\$72,085



CONFIDENTIAL Executive Summary



Purchase Price:	\$228,000	#1082 - Clearwater
Total Annual Sales*:	\$530,433	553 S. Fort Harrison Ave
Inventory:	\$5,500	Clearwater, FL 33756
Managed Cash Flow**:	\$39,782	

List price does not include inventory, franchise transfer fees, or lease security deposits.

* T13 Periods Ending P10 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 Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretzels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum of \$80K with at least \$300K net worth.

Franchise Agreement Expiration: 8/21/2028	Transfer Fee: \$5-12K	Training Location: Champaign, IL
Royalty: 6.0%	Advertising: 4.5%	Training Period: 3 weeks
Remodel Requirements: \$15K		

Lease Information:

Monthly Base Rent: \$2,600	Options: 2x5yr	Security Deposit: \$2,500
Percentage Rent: None	CAM: \$504	Real Property Available: No
Expiration: 2/1/2020	Monthly Property Tax: \$421	Increases: TBD

Location Details:

Business Established: 2008	Building Type: Inline; end cap	Building Size: 1200 SF
Owner Since: 2008	Seating: 42	Employees: 11
Hours of Operation: 11a - 9p	Licenses Needed: Business, Health	Equipment Value: \$75,000

Great location! On the corner of S Fort Harrison Ave and Turner St. Great visibility from street. Easy access to/from strip mall. Plenty of parking in front of restaurant. Other tenants include FedEx Office, Chase bank, a pizzeria, coffee shop and nail salon. Publix grocery store is located across the street. Nearby competitors include Subway and Florida Subs & Gyros.

Remember you have agreed to keep all FranBizNetwork listings confidential.

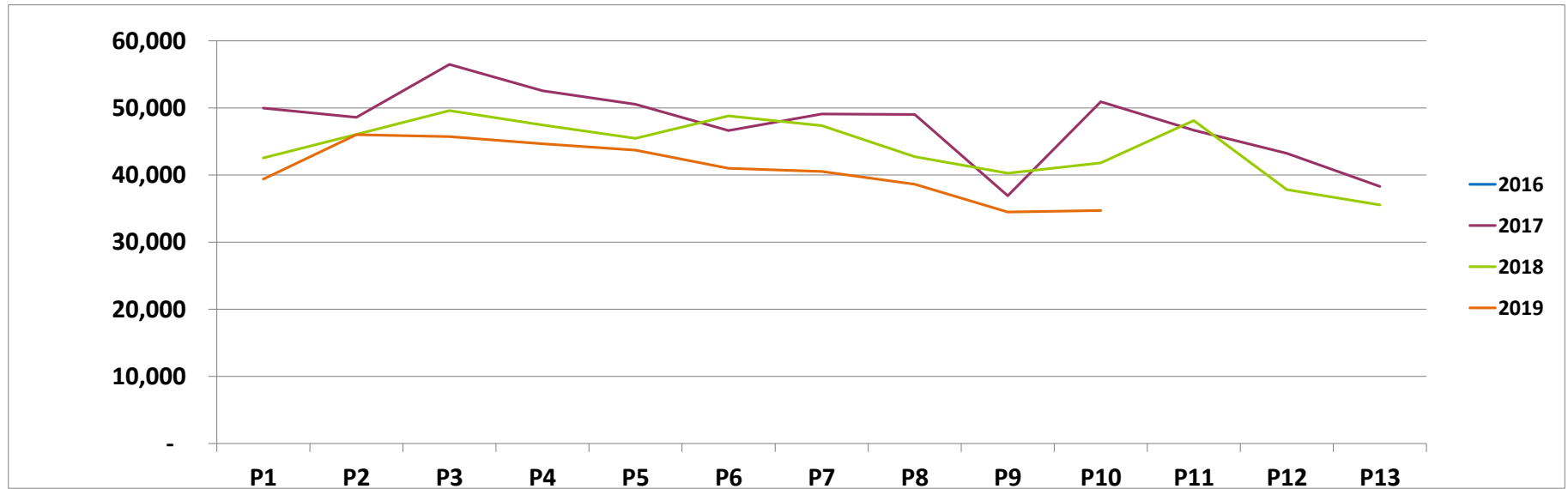
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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



SALES BY PERIOD

#1082 - Clearwater

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2017	\$49,976	\$48,606	\$56,486	\$52,557	\$50,550	\$46,626	\$49,098	\$49,024	\$36,920	\$50,927	\$46,687	\$43,227	\$38,296	\$618,980
2018	\$42,557	\$46,072	\$49,603	\$47,460	\$45,464	\$48,818	\$47,359	\$42,751	\$40,265	\$41,823	\$48,127	\$37,836	\$35,554	\$573,689
\$ +/-	(\$7,419)	(\$2,534)	(\$6,883)	(\$5,097)	(\$5,086)	\$2,192	(\$1,739)	(\$6,273)	\$3,345	(\$9,104)	\$1,439	(\$5,391)	(\$2,742)	(\$45,291)
% +/-	-15%	-5%	-12%	-10%	-10%	5%	-4%	-13%	9%	-18%	3%	-12%	-7%	-7%
2018	\$42,557	\$46,072	\$49,603	\$47,460	\$45,464	\$48,818	\$47,359	\$42,751	\$40,265	\$41,823	\$48,127	\$37,836	\$35,554	\$573,689
2019	\$39,404	\$46,018	\$45,725	\$44,663	\$43,714	\$41,011	\$40,543	\$38,630	\$34,493	\$34,715	\$0	\$0	\$0	\$408,916
\$ +/-	(\$3,153)	(\$54)	(\$3,878)	(\$2,797)	(\$1,750)	(\$7,807)	(\$6,816)	(\$4,121)	(\$5,772)	(\$7,108)				(\$43,256)
% +/-	-7%	0%	-8%	-6%	-4%	-16%	-14%	-10%	-14%	-17%				-10%





CONFIDENTIAL Executive Summary



Purchase Price: \$228,000
 Total Annual Sales*: \$430,709
 Inventory: \$5,500
 Managed Cash Flow**: \$32,303

#1378 - Largo
10500 Ulmerton Rd
Largo, FL 33771

List price does not include inventory, franchise transfer fees, or lease security deposits.

* T13 Periods Ending P10 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 Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretzels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum of \$80K with at least \$300K net worth.

Franchise Agreement Expiration: July 2020
 Royalty: 6.0%
 Remodel Requirements: \$15K

Transfer Fee: \$5-12K
 Advertising: 4.5%

Training Location: Champaign, IL
 Training Period: 3 weeks

Lease Information:

Monthly Base Rent: \$3,444
 Percentage Rent: None
 Expiration: 8/31/2020

Options: None
 CAM: \$710
 Monthly Property Tax: \$299

Security Deposit: \$7,500
 Real Property Available: No
 Increases: TBD

Location Details:

Business Established: 2010
 Owner Since: 2010
 Hours of Operation: 11a - 10p

Building Type: Inline
 Seating: 42
 Licenses Needed: Business, health

Building Size: 1,400 SF
 Employees: 11
 Equipment Value: \$75,000

Located in the Largo Mall shopping complex. Other tenants include Target, Bed Bath & Beyond and Safeway. Located in the same strip as this restaurant are a cell phone repair shop, dentist, Tmobile store and Orange Theory fitness. Plenty of parking available. Nearby competitors include Firehouse Subs and Panera.

Remember you have agreed to keep all FranBizNetwork listings confidential.

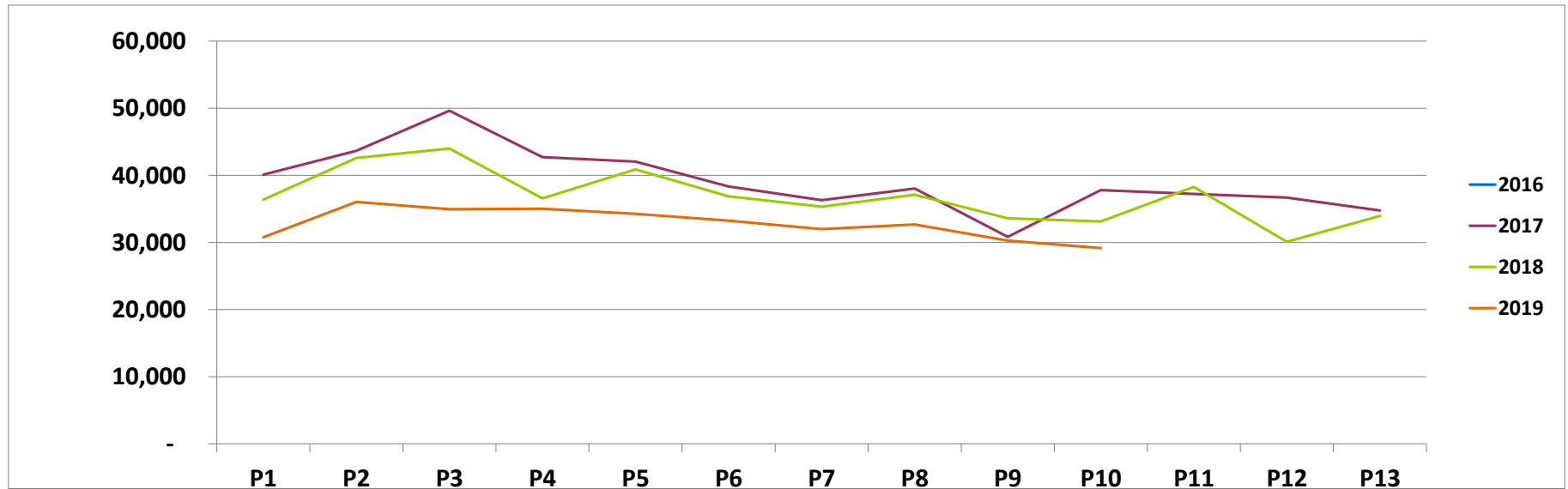
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SALES BY PERIOD

#1378 - Largo

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2017	\$40,099	\$43,665	\$49,628	\$42,707	\$42,055	\$38,340	\$36,302	\$38,024	\$30,830	\$37,811	\$37,237	\$36,674	\$34,764	\$508,136
2018	\$36,380	\$42,584	\$43,989	\$36,575	\$40,874	\$36,881	\$35,329	\$37,108	\$33,611	\$33,118	\$38,264	\$30,095	\$33,963	\$478,770
\$ +/-	(\$3,718)	(\$1,082)	(\$5,640)	(\$6,131)	(\$1,181)	(\$1,459)	(\$972)	(\$917)	\$2,781	(\$4,693)	\$1,027	(\$6,580)	(\$802)	(\$29,366)
% +/-	-9%	-2%	-11%	-14%	-3%	-4%	-3%	-2%	9%	-12%	3%	-18%	-2%	-6%
2018	\$36,380	\$42,584	\$43,989	\$36,575	\$40,874	\$36,881	\$35,329	\$37,108	\$33,611	\$33,118	\$38,264	\$30,095	\$33,963	\$478,770
2019	\$30,765	\$36,037	\$34,961	\$35,032	\$34,270	\$33,235	\$31,983	\$32,670	\$30,274	\$29,160	\$0	\$0	\$0	\$328,388
\$ +/-	(\$5,615)	(\$6,546)	(\$9,028)	(\$1,543)	(\$6,604)	(\$3,646)	(\$3,346)	(\$4,438)	(\$3,337)	(\$3,958)				(\$48,061)
% +/-	-15%	-15%	-21%	-4%	-16%	-10%	-9%	-12%	-10%	-12%				-13%



	Clearwater	%	Largo	%	TOTAL	Total %
Total INCOME	574,708.40	100.0%	479,048.34	100.0%	1,053,757.74	100.0%
Total COST OF GOODS SOLD	133,848.94	23.3%	122,157.33	25.5%	256,006.50	24.3%
COST OF LABOR						
Total MANAGEMENT LABOR	101,978.42	17.7%	74,301.81	15.5%	176,280.41	16.7%
Total EMPLOYEE LABOR	103,525.86	18.0%	144,671.64	30.2%	248,197.68	23.6%
Total COST OF LABOR	205,504.28	35.8%	218,973.45	45.7%	424,478.09	40.3%
Total COGS	339,280.51	59.0%	341,100.30	71.2%	680,381.40	64.6%
Gross Profit	235,427.89	41.0%	137,948.04	28.8%	373,376.34	35.4%
Expense						
5242 - Cleaning Supplies	440.56	0.1%	652.92	0.1%	1,093.48	0.1%
5285 - Linen/Laundry	1,625.36	0.3%	1,239.57	0.3%	2,864.93	0.3%
5286 - Trash Removal	678.00	0.1%	475.00	0.1%	1,153.00	0.1%
5243 - Building Maintenance	1,428.60	0.2%	-1,873.21	-0.4%	-444.61	0.0%
5244 - Equipment Maintenance	2,141.85	0.4%	1,894.84	0.4%	4,036.69	0.4%
5304 - Telephone	3,786.33	0.7%	3,319.65	0.7%	7,105.99	0.7%
5301 - Electricity	12,560.96	2.2%	5,353.95	1.1%	17,914.93	1.7%
5303 - Water	1,714.90	0.3%	0.00	0.0%	1,714.90	0.2%
5306 - Alarm System	322.08	0.1%	0.00	0.0%	322.08	0.0%
5221 - Uniforms	1,430.82	0.2%	-113.88	0.0%	1,316.94	0.1%
5220 - Operating Supplies	11,610.13	2.0%	9,039.53	1.9%	20,649.68	2.0%
5230 - Office Supplies	412.49	0.1%	53.44	0.0%	465.93	0.0%
8381 - Recruitment	489.72	0.1%	17.50	0.0%	507.22	0.0%
5699 - Miscellaneous	-343.01	-0.1%	0.00	0.0%	-343.01	0.0%
Royalty 6%	34,155.59	5.9%	28,634.93	6.0%	62,790.58	6.0%
Creative Fee - 1.5% fee	8,440.75	1.5%	6,927.42	1.4%	15,368.18	1.5%
National Media Fund - 3% Fee	16,854.29	2.9%	13,854.93	2.9%	30,709.25	2.9%
7517 - Additional Advertising	375.00	0.1%	25.00	0.0%	400.00	0.0%
7505 - Menus	679.39	0.1%	384.24	0.1%	1,063.63	0.1%
Royalty and Advertising - Varia - Other	1,647.93	0.3%	1,596.95	0.3%	3,244.88	0.3%
Store Rent - Fixed Costs						
Base Rent	30,638.08	5.3%	41,227.67	8.6%	71,865.80	6.8%
rent- Real Estate Tax	4,732.25	0.8%	3,681.96	0.8%	8,414.22	0.8%
Rent-Insurance	942.58	0.2%	0.00	0.0%	942.58	0.1%
CAM	4,295.48	0.7%	4,563.96	1.0%	8,859.45	0.8%
8322 - Rent-Building - Other	184.40	0.0%	0.00	0.0%	184.40	0.0%
Total OPERATING EXPENSES	141,244.53	24.6%	120,956.37	25.2%	262,201.15	24.9%
GENERAL AND ADMINISTRATIVE						
8100 - Employee Benefits	987.16	0.2%	0.00	0.0%	987.16	0.1%
8081 - Training Expense	0.00	0.0%	189.00	0.0%	189.00	0.0%
8645 - Postage	704.91	0.1%	560.40	0.1%	1,265.31	0.1%
8374 - Permits And Fees	825.00	0.1%	0.00	0.0%	825.00	0.1%
8695 - Bank Service Charges						0.0%
8696 - Credit Card Service Charges	15,395.49	2.7%	12,036.41	2.5%	27,431.93	2.6%
8695 - Bank Service Charges - Other	946.96	0.2%	540.29	0.1%	1,487.25	0.1%
Outside Payroll Service	5,560.62	1.0%	821.76	0.2%	6,382.39	0.6%
Worker's Compensation	6,631.50	1.2%	5,307.50	1.1%	11,939.01	1.1%
Auto Insurance	3,641.46	0.6%	6,377.95	1.3%	10,019.42	1.0%
General Liability Insurance	0.00	0.0%	2,441.55	0.5%	2,441.55	0.2%
8341 - Insurance - Other	3,051.67	0.5%	3,150.58	0.7%	6,202.26	0.6%
8230 - Office Supplies	645.93	0.1%	117.31	0.0%	763.24	0.1%
8304 - Telephone	2,224.07	0.4%	2,357.17	0.5%	4,581.24	0.4%
8630 - Travel						
Car Rental & Parking	3,193.90	0.6%	900.09	0.2%	4,094.00	0.4%
Lease	1,370.19	0.2%	50.01	0.0%	1,420.20	0.1%
Fuel	3,563.49	0.6%	308.19	0.1%	3,871.69	0.4%
Service	575.46	0.1%	28.49	0.0%	603.95	0.1%
Airfare	1,284.63	0.2%	507.92	0.1%	1,792.55	0.2%
Total 8631 - Meals and Entertainment	676.61	0.1%	291.62	0.1%	968.23	0.1%
8373 - Sales Tax	2,663.96	0.5%	3,429.13	0.7%	6,093.09	0.6%
8640 - Dues and Subscriptions	898.23	0.2%	603.44	0.1%	1,501.67	0.1%
8699 - Miscellaneous Expenses - Other	34,005.28	5.9%	10,297.61	2.1%	44,302.95	4.2%
Total Other General & Admin - Fixed	88,846.52	15.5%	50,316.42	10.5%	139,163.09	13.2%
Taxes, Licenses & Fees						
IRS Penalties	35.44	0.0%	0.00	0.0%	35.44	0.0%
Taxes, Licenses & Fees - Other	1,459.94	0.3%	858.75	0.2%	2,318.69	0.2%
Total GENERAL AND ADMINISTRATIVE	91,329.06	15.9%	51,364.17	10.7%	142,693.39	13.5%
Total Expense	232,573.59	40.5%	172,320.54	36.0%	404,894.53	38.4%
Net Ordinary Income	2,854.30	0.5%	-34,372.50	-7.2%	-31,518.20	-3.0%
Other Income/Expense						
9810 - Interest Income	0.54	0.0%	0.00	0.0%	0.54	0.0%
Total 9800 - Other Miscellaneous Income	0.54	0.0%	0.00	0.0%	0.54	0.0%
Total Other Income	0.54	0.0%	0.00	0.0%	0.54	0.0%
Other Expense						
9850 - Interest Expense	241.14	0.0%	398.06	0.1%	639.20	0.1%
Depreciation & Amortization						
8490 - Amortization-Franchise Fee	0.00	0.0%	1,874.95	0.4%	1,874.95	0.2%
8460 - Amortization-Leasehold Improvem	5,470.21	1.0%	11,822.28	2.5%	17,292.50	1.6%
8450 - Depreciation-Autos/Trucks	3,449.86	0.6%	0.00	0.0%	3,449.87	0.3%
8440 - Depreciation-Furniture/Fixtures	81.14	0.0%	81.08	0.0%	162.22	0.0%
8430 - Depreciation-Equipment	6,263.62	1.1%	650.00	0.1%	6,913.63	0.7%
Total Depreciation & Amortization	15,264.83	2.7%	14,428.31	3.0%	29,693.17	2.8%
Total Other Expense	15,505.97	2.7%	14,826.37	3.1%	30,332.37	2.9%
80000 - Ask My Accountant	-1,121.80	-0.2%	380.00	0.1%	-741.80	-0.1%
Total Other Expense	14,384.17	2.5%	15,206.37	3.2%	29,590.57	2.8%
Net Other Income	-14,383.63	-2.5%	-15,206.37	-3.2%	-29,590.03	-2.8%
Net Income	-11,529.33	-2.0%	-49,578.87	-10.3%	-61,108.22	-5.8%
Add backs						
Amortization/Depreciation	15,265	2.7%	14,428	3.0%	29,693	2.8%
Interest	241	0.0%	398	0.1%	639	0.1%
Seller Salary					43,173	4.1%
Owner disc. bldg/equip maintenance-					620	0.1%
Home auto (Honda Fit)					3,029	0.3%
Owner condo insurance					1,739	0.2%
Owner phone and cable					4,278	0.4%
Owner car rental	3,194	0.6%	900	0.2%	4,094	0.4%
Owner fuel	3,563	0.6%	308	0.1%	3,872	0.4%
Owner auto service					575	0.1%
Owner airfare	1,285	0.2%	508	0.1%	1,793	0.2%
Owner meals per diem	677	0.1%	292	0.1%	968	0.1%
Dues & Subscriptions					958	0.1%
Misc. Expenses	34,005	5.9%	10,298	2.1%	44,303	4.2%
Penalties	35	0.0%			35	0.0%
Total Addbacks					139,769	13.3%
Adjusted net income					78,661	7.5%
T13 Sales thru P10 2019	530,433		430,709		961,142	
Projected T13 Net Income	\$39,782	7.5%	\$32,303	7.5%	\$72,086	7.5%