



2 Little Caesars- Kentucky  
\$475,000 for package



Stores are located within 30 minutes of each other.

Store	T13 Periods Ending P13 2019	Cash Flow*
Little Caesars #3121-0001	\$640,942	\$87,919
Little Caesars #3121-0002	\$679,524	\$93,981
<b>TOTAL</b>	<b>\$1,320,466</b>	<b>\$181,899</b>



## CONFIDENTIAL Executive Summary

Purchase Price: \$475,000 for package  
Total Annual Sales\*: \$640,942  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$87,919

**Little Caesars #3121-0001**

**2614 Burlington Pike  
Burlington, KY 41005**



\* T13 Periods Ending P13 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.

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### Franchise Information:

Little Caesar's is one of the largest and fastest growing pizza carry-out chains in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$250,000 net worth or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 2023

Transfer Fee: \$7,500

Training Location: Detroit, MI

Royalty: 6.0%

Advertising: 4.0%

Training Period: 6 weeks

Remodel Requirements: Recently remodeled, including Pizza Portal

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### Lease Information:

Monthly Base Rent: \$1,540

Options: 1x5 yr

Security Deposit: TBD

Percentage Rent: None

CAM: \$308

Real Property Available: No

Expiration: 7/15/2023

Monthly Property Tax: Included

Increases: \$420 annual

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### Location Details:

Business Established: 2013

Building Type: Strip Center

Building Size: 1,480 SF

Owner Since: 2013

Seating: None

Employees: 15-20

Hours of Operation: 10:30a-10p daily

Licenses Needed: Business and Health

Equipment Value: \$200,000

Located off Burlington Pike in stripcenter, close to Post Office. Other tenants nearby are House of Tang, Bryan's Barber Shop, Paris Nails and Subway. Competition in the surrounding area includes Subway, and House of Tang. Stores have Security Systems and LED lighting.

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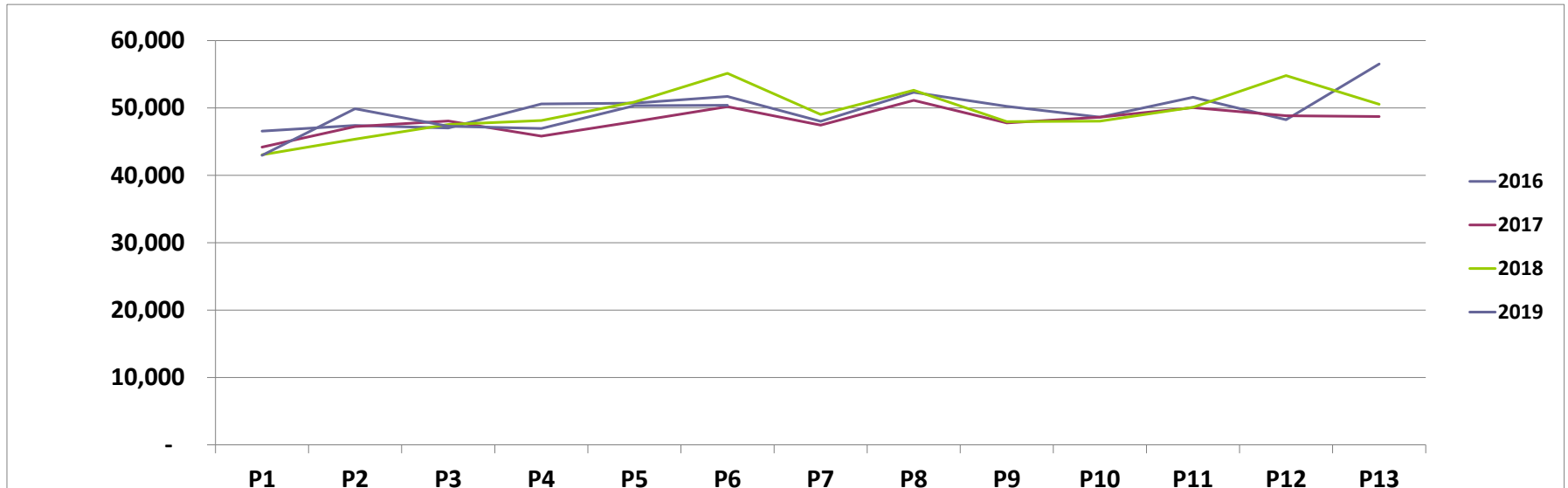


MONTHLY SALES



Little Caesars #3121-0001

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2016</b>	\$46,564	\$47,412	\$47,020	\$50,603	\$50,706	\$51,704	\$48,015	\$52,322	\$50,235	\$48,641	\$51,580	\$48,253	\$56,529	\$649,584
<b>2017</b>	\$44,189	\$47,226	\$48,066	\$45,828	\$47,982	\$50,184	\$47,450	\$51,130	\$47,778	\$48,625	\$50,043	\$48,841	\$48,733	\$626,075
<b>\$ +/-</b>	(\$2,375)	(\$186)	\$1,046	(\$4,775)	(\$2,724)	(\$1,520)	(\$565)	(\$1,192)	(\$2,457)	(\$16)	(\$1,537)	\$588	(\$7,796)	(\$23,509)
<b>% +/-</b>	-5%	0%	2%	-9%	-5%	-3%	-1%	-2%	-5%	0%	-3%	1%	-14%	-4%
<b>2017</b>	\$44,189	\$47,226	\$48,066	\$45,828	\$47,982	\$50,184	\$47,450	\$51,130	\$47,778	\$48,625	\$50,043	\$48,841	\$48,733	\$626,075
<b>2018</b>	\$43,051	\$45,367	\$47,539	\$48,134	\$50,887	\$55,142	\$49,042	\$52,621	\$47,972	\$48,042	\$50,090	\$54,802	\$50,538	\$643,227
<b>\$ +/-</b>	(\$1,138)	(\$1,859)	(\$527)	\$2,306	\$2,905	\$4,958	\$1,592	\$1,491	\$194	(\$583)	\$47	\$5,961	\$1,805	\$17,152
<b>% +/-</b>	-3%	-4%	-1%	5%	6%	10%	3%	3%	0%	-1%	0%	12%	4%	3%
<b>2018</b>	\$43,051	\$45,367	\$47,539	\$48,134	\$50,887	\$55,142	\$49,042	\$52,621	\$47,972	\$48,042	\$50,090	\$54,802	\$50,538	\$643,227
<b>2019</b>	\$42,969	\$49,893	\$47,292	\$46,945	\$50,337	\$50,399	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$287,835
<b>\$ +/-</b>	(\$82)	\$4,526	(\$247)	(\$1,189)	(\$550)	(\$4,743)								(\$2,285)
<b>% +/-</b>	0%	10%	-1%	-2%	-1%	-9%								-1%





**Little Caesars #3121-0001  
PROFORMA**

	<b>T13 Periods Ending P13 2019</b>	
SALES	\$ 640,942	
COGS:	\$ 257,979	40.3%
Crew Labor:	\$ 117,100	18.3%
GM:	\$ 20,820	3.2%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp:	\$ 1,600	1.2%
Payroll Taxes:	\$ 13,006	9.4%
R&M:	\$ 3,653	0.6%
Non-Ingredient:	\$ 4,615	0.7%
Utilities:	\$ 16,411	2.6%
Rent:	\$ 20,716	3.2%
CAM:	\$ -	0.0%
Property Tax:		0.0%
Personal Property Tax:	\$ 723	0.1%
Local Advertising:	\$ 3,205	0.5%
Nat'l Advertising:	\$ 25,638	4.0%
Royalty:	\$ 38,457	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 1,867	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 11,152	1.7%
Professional Services:	\$ 10,137	1.6%
Outside Services:	\$ 923	0.1%
Laundry/Uniforms:	\$ 1,727	0.3%
Pest Control:	\$ -	0.0%
Security:	\$ 450	0.1%
Auto	\$ -	0.0%
Permits & Licenses:	\$ 781	0.1%
Cash Over/Short:	\$ 641	0.1%
Non-recurring expenses:	\$ (334)	-0.1%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 1,157	0.2%
<b>Total Expenses:</b>	<b>\$ 553,023</b>	<b>86.3%</b>
Other Income:	\$ -	0.0%
<b>Managed Cash Flow:</b>	<b>\$ 87,919</b>	<b>13.7%</b>

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.



## CONFIDENTIAL Executive Summary

Purchase Price: \$475K for the package  
Total Annual Sales\*: \$679,524  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$93,981

Little Caesars #3121-0002  
7926 Alexandria Pike  
Alexandria, KY 41001



\* T13 Periods Ending P13 2019

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### Franchise Information:

Little Caesar's is one of the largest and fastest growing pizza carry-out chains in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$250,000 net worth or 70% of purchase price, whichever is higher with \$100,000 liquid cash or 20% of purchase price, whichever is higher. IRA and 401K not acceptable as liquid, only items that can be liquidated within 24 hours.

Franchise Agreement Expiration: 2024

Royalty: 6.0%

Remodel Requirements: Recently Remodeled, including Pizza Portal

Transfer Fee: \$7,500

Advertising: 4.0%

Training Location: Detroit, MI

Training Period: 6 weeks

### Lease Information:

Monthly Base Rent: \$1,675

Percentage Rent: None

Expiration: 7/15/2020

Options: 1x5 yr

CAM: \$224

Monthly Property Tax: \$0

Security Deposit: \$1,675

Real Property Available: No

Increases: 8% 2019

### Location Details:

Business Established: 2015

Owner Since: 2015

Hours of Operation: 10:30a-10p daily

Building Type: Drive Thru

Seating: None

Licenses Needed: Business, health

Building Size: 1675 SF

Employees: 15-20

Equipment Value: \$200,000

Located off Alexandria Pike on Commerical Circle in a newer strip center. Other stores in the area are Let It Go Consignment, Infinity Salon, and Verizon. Competition nearby are Alexandria Brewing Co. and Miss Shirley's Bakery. LED lightng for ~\$1,200 saving per year. Security system with cameras in place for mobile viewing.

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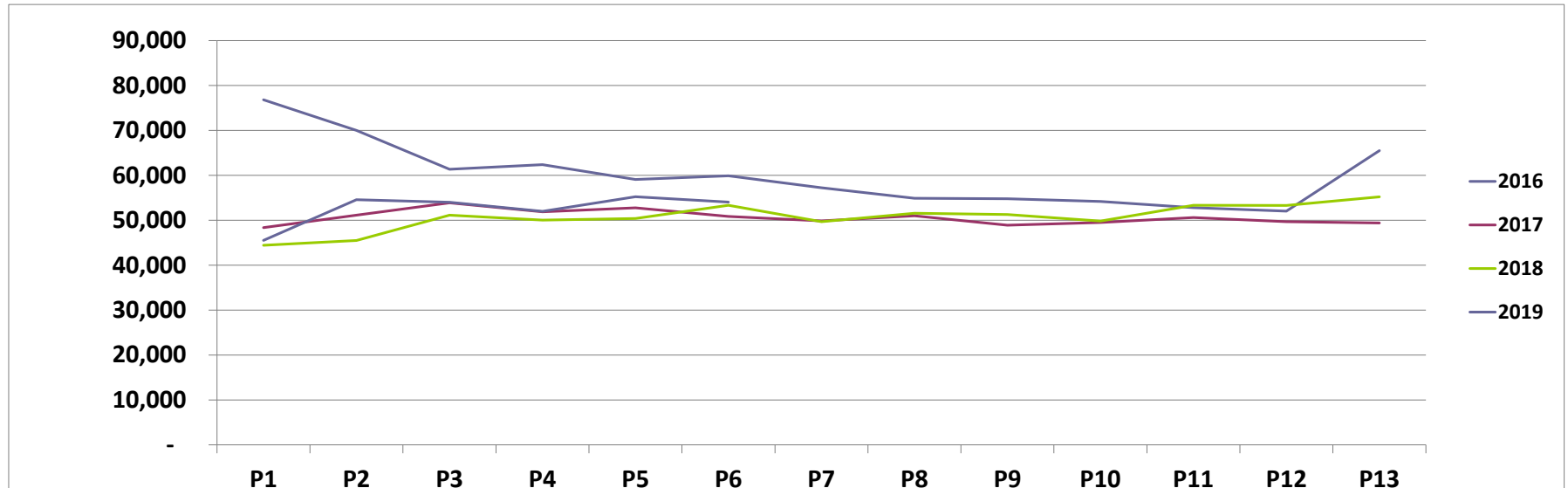


MONTHLY SALES



Little Caesars #3121-0002

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2016</b>	\$76,820	\$70,004	\$61,366	\$62,372	\$59,093	\$59,880	\$57,223	\$54,910	\$54,778	\$54,178	\$52,809	\$52,029	\$65,509	\$780,971
<b>2017</b>	\$48,360	\$51,136	\$53,880	\$51,863	\$52,758	\$50,833	\$49,859	\$50,996	\$48,910	\$49,497	\$50,586	\$49,668	\$49,412	\$657,758
<b>\$ +/-</b>	(\$28,460)	(\$18,868)	(\$7,486)	(\$10,509)	(\$6,335)	(\$9,047)	(\$7,364)	(\$3,914)	(\$5,868)	(\$4,681)	(\$2,223)	(\$2,361)	(\$16,097)	(\$123,213)
<b>% +/-</b>	-37%	-27%	-12%	-17%	-11%	-15%	-13%	-7%	-11%	-9%	-4%	-5%	-25%	-16%
<b>2017</b>	\$48,360	\$51,136	\$53,880	\$51,863	\$52,758	\$50,833	\$49,859	\$50,996	\$48,910	\$49,497	\$50,586	\$49,668	\$49,412	\$657,758
<b>2018</b>	\$44,429	\$45,497	\$51,141	\$50,036	\$50,387	\$53,342	\$49,678	\$51,566	\$51,268	\$49,813	\$53,316	\$53,300	\$55,211	\$658,984
<b>\$ +/-</b>	(\$3,931)	(\$5,639)	(\$2,739)	(\$1,827)	(\$2,371)	\$2,509	(\$181)	\$570	\$2,358	\$316	\$2,730	\$3,632	\$5,799	\$1,226
<b>% +/-</b>	-8%	-11%	-5%	-4%	-4%	5%	0%	1%	5%	1%	5%	7%	12%	0%
<b>2018</b>	\$44,429	\$45,497	\$51,141	\$50,036	\$50,387	\$53,342	\$49,678	\$51,566	\$51,268	\$49,813	\$53,316	\$53,300	\$55,211	\$658,984
<b>2019</b>	\$45,518	\$54,581	\$54,012	\$51,982	\$55,235	\$54,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315,372
<b>\$ +/-</b>	\$1,089	\$9,084	\$2,871	\$1,946	\$4,848	\$702								\$20,540
<b>% +/-</b>	2%	20%	6%	4%	10%	1%								7%





**Little Caesars #3121-0002  
PROFORMA**

	<b>T13 Periods Ending P13 2019</b>	
SALES	\$ 679,524	
COGS:	\$ 258,559	38.1%
Crew Labor:	\$ 127,071	18.7%
GM:	\$ 44,858	6.6%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp:	\$ 2,390	1.4%
Payroll Taxes:	\$ 17,193	10.0%
R&M:	\$ 1,971	0.3%
Non-Ingredient:	\$ 4,893	0.7%
Utilities:	\$ 13,370	2.0%
Rent:	\$ 23,031	3.4%
CAM:	\$ 1,973	0.3%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ -	0.0%
Local Advertising:	\$ 1,495	0.2%
Nat'l Advertising:	\$ 27,181	4.0%
Royalty:	\$ 40,771	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 2,282	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,736	1.6%
Professional Services:	\$ 9,371	1.4%
Outside Services:	\$ 847	0.1%
Laundry/Uniforms:	\$ 1,118	0.2%
Pest Control:	\$ -	0.0%
Security:	\$ -	0.0%
Music:	\$ -	0.0%
Permits & Licenses:	\$ 353	0.1%
Cash Over/Short:	\$ 680	0.1%
Non-recurring expenses:	\$ -	0.0%
Personal Expenses:	\$ -	0.0%
Mgmt Fee/Owner Draw:	\$ -	0.0%
Employee Benefits:	\$ 1,128	0.2%
Other G&A:	\$ 943	0.1%
<b>Total Expenses:</b>	<b>\$ 592,813</b>	<b>87.2%</b>
Other Income:	\$ 7,270	1.1%
<b>Managed Cash Flow:</b>	<b>\$ 93,981</b>	<b>13.8%</b>

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