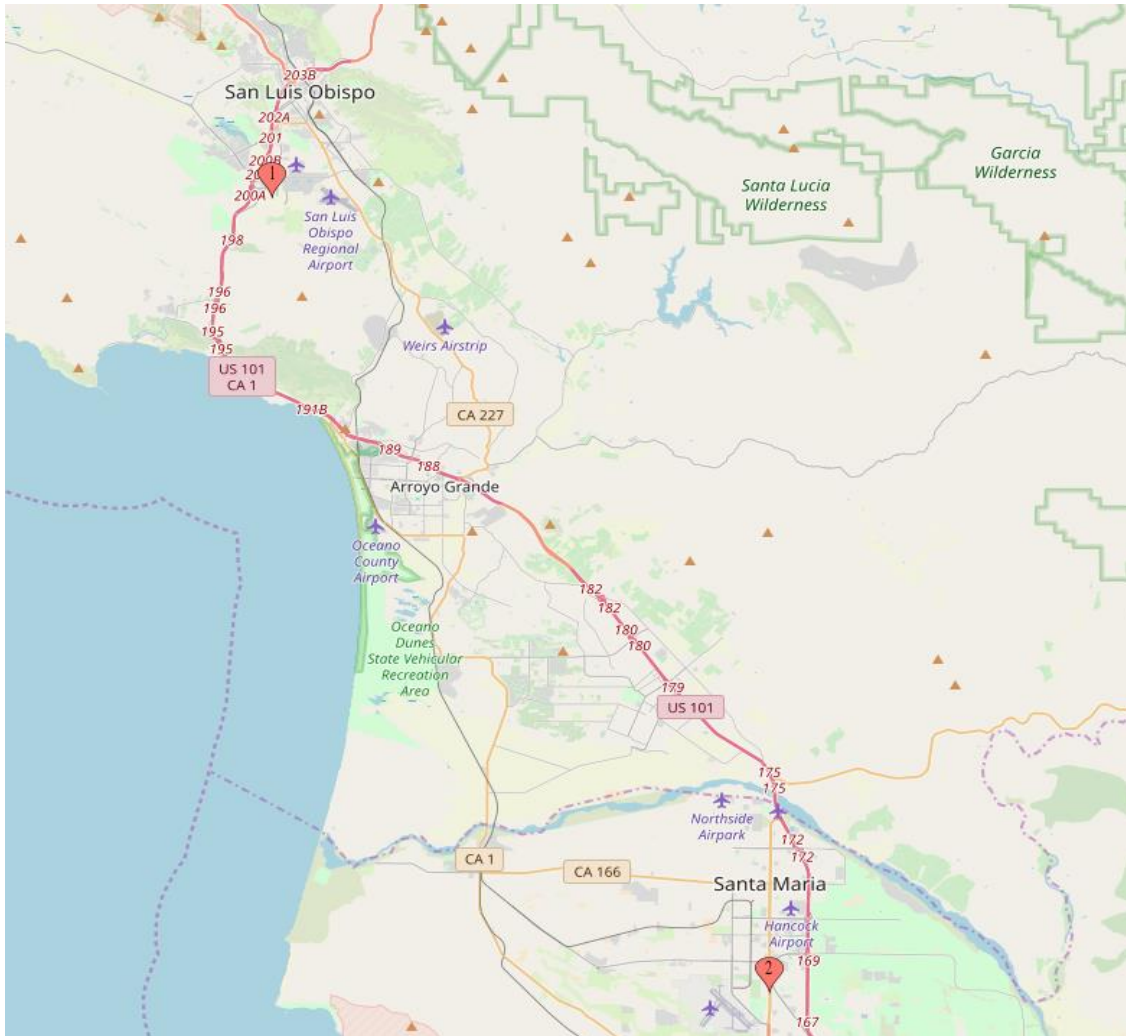




Round Table
 2 Units Central California
 \$336,000 for the package



Stores are approximately 40 minutes apart

Store	Trailing 12 Months Ending 12/31/2019	Managed Cash Flow
San Luis Obispo	\$464,565	\$40,195
Santa Maria	\$727,651	\$82,658
TOTAL	\$1,192,216	\$122,854



CONFIDENTIAL Executive Summary



Purchase Price: \$336,000 for package
 Total Annual Sales*: \$464,565
 Inventory: \$6,000
 Managed Cash Flow**: \$40,195

Round Table Pizza San Luis Obispo #985
3971 S. Higuera #120
San Luis Obispo, CA, 93401

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

* 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:

Round Table Pizza is the fifth largest pizza chain in the US with over 500 restaurants in nine western states and abroad. Headquartered in Concord, CA, 80% of Round Table restaurants are franchised. Restaurant management experience, good credit and \$500K net worth and \$200K liquid required.

Franchise Agreement Expiration: 2020
 Royalty: 4.0%
 Remodel Requirements: None

Transfer Fee: \$10,000
 Advertising: 4.0%

Training Location: Near Buyer
 Training Period: 4-8 Weeks

Lease Information:

Monthly Base Rent: \$2,945
 Percentage Rent: 6.80%
 Expiration: Month to Month

Options: New lease for new buyer
 CAM: \$600
 Monthly Property Tax: Included

Security Deposit: TBD
 Real Property Available: No
 Increases: TBD

Location Details:

Business Established: 1994
 Owner Since: 2010
 Hours of Operation: 11a-9p Su-Th, 11a-10p F-Sa

Building Type: Inline
 Seating: 36+
 Licenses Needed: Business, health, ABC

Building Size: Approx 1600 SF
 Employees: 10 to 12

Located between Starbuck's and Trader Joe's in a busy shopping center near the corner of S. Higuera St. and Tank Farm Rd. Nearby competition includes Olive Garden, Applebee's, Lahaina's and Taco Rico.

Remember you have agreed to keep all FranBizNetwork listings confidential.

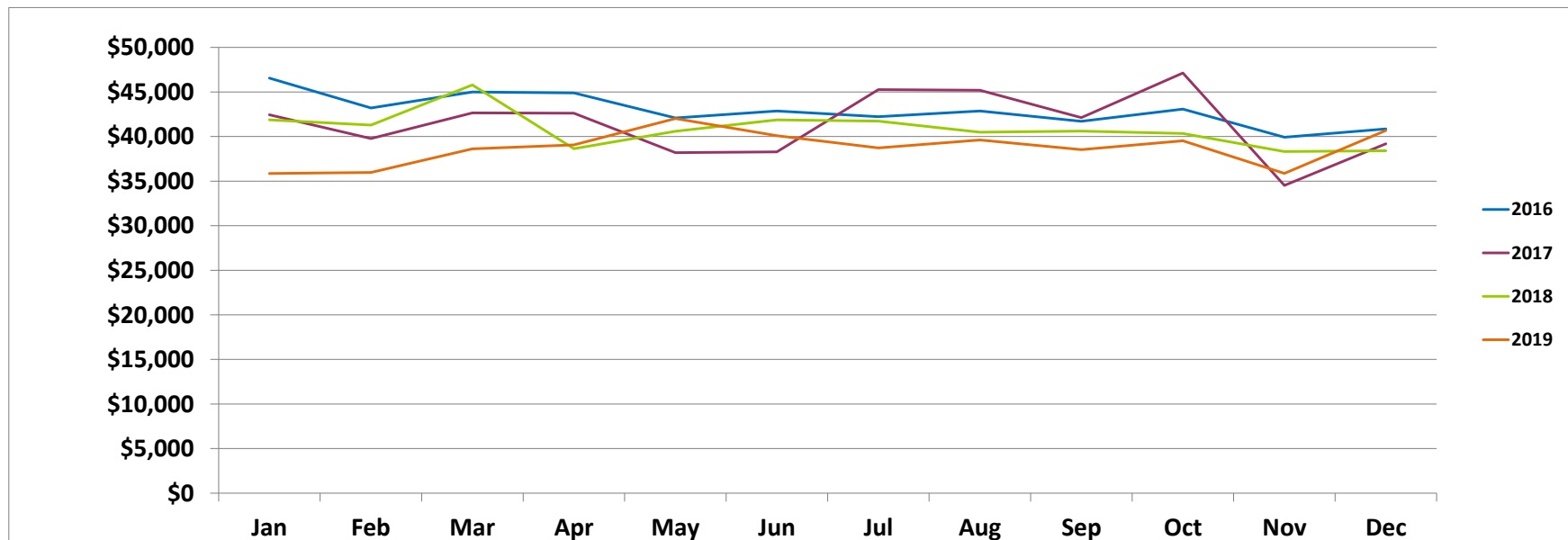
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MONTHLY SALES

Round Table Pizza San Louis Obispo #985

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$46,555	\$43,200	\$44,996	\$44,887	\$42,084	\$42,865	\$42,222	\$42,870	\$41,712	\$43,085	\$39,922	\$40,863	\$515,260
2017	\$42,441	\$39,777	\$42,661	\$42,609	\$38,185	\$38,276	\$45,266	\$45,188	\$42,114	\$47,128	\$34,519	\$39,186	\$497,349
\$ +/-	(\$4,113)	(\$3,423)	(\$2,335)	(\$2,277)	(\$3,899)	(\$4,589)	\$3,045	\$2,318	\$402	\$4,042	(\$5,404)	(\$1,676)	(\$17,911)
% +/-	-9%	-8%	-5%	-5%	-9%	-11%	7%	5%	1%	9%	-14%	-4%	-3%
2017	\$42,441	\$39,777	\$42,661	\$42,609	\$38,185	\$38,276	\$45,266	\$45,188	\$42,114	\$47,128	\$34,519	\$39,186	\$497,349
2018	\$41,864	\$41,282	\$45,788	\$38,632	\$40,588	\$41,877	\$41,731	\$40,491	\$40,613	\$40,341	\$38,317	\$38,403	\$489,927
\$ +/-	(\$577)	\$1,505	\$3,127	(\$3,978)	\$2,403	\$3,601	(\$3,535)	(\$4,697)	(\$1,501)	(\$6,786)	\$3,798	(\$783)	(\$7,422)
% +/-	-1%	4%	7%	-9%	6%	9%	-8%	-10%	-4%	-14%	11%	-2%	-1%
2018	\$41,864	\$41,282	\$45,788	\$38,632	\$40,588	\$41,877	\$41,731	\$40,491	\$40,613	\$40,341	\$38,317	\$38,403	\$489,927
2019	\$35,856	\$35,979	\$38,621	\$39,059	\$42,019	\$40,092	\$38,722	\$39,611	\$38,535	\$39,521	\$35,868	\$40,682	\$464,565
\$ +/-	(\$6,008)	(\$5,303)	(\$7,167)	\$427	\$1,431	(\$1,785)	(\$3,009)	(\$880)	(\$2,078)	(\$820)	(\$2,449)	\$2,279	(\$25,362)
% +/-	-14%	-13%	-16%	1%	4%	-4%	-7%	-2%	-5%	-2%	-6%	6%	-5%





Round Table Pizza San Louis Obispo #985 PROFORMA

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 464,565	
COGS:	\$ 109,173	23.5%
Crew Labor:	\$ 125,433	27.0%
GM:	\$ 35,000	7.5%
Workers Comp*:	\$ 4,813	3.0%
Payroll Taxes*:	\$ 15,402	9.6%
R&M:	\$ 4,646	1.0%
Non-Ingredient:	\$ 4,646	1.0%
Utilities:	\$ 26,000	5.6%
Rent:	\$ 35,343	7.6%
CAM:	\$ 7,200	1.5%
Personal Property Tax:	\$ 100	0.0%
Local Advertising:	\$ 4,646	1.0%
Nat'l Advertising:	\$ 18,583	4.0%
Royalty:	\$ 18,583	4.0%
Equipment Lease:	\$ 380	0.1%
Insurance:	\$ 4,000	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,665	1.7%
Professional Services:	\$ 4,500	1.0%
Laundry/Uniforms:	\$ 1,860	0.4%
Security:	\$ 200	0.0%
Permits & Licenses:	\$ 1,650	0.4%
Cash Over/Short:	\$ 465	0.1%
Other G&A:	\$ 2,065	0.4%
Total Expenses:	\$ 432,950	93.2%
Other Income:	\$ 8,580	1.8%
Managed Cash Flow:	\$ 40,195	8.7%

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

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CONFIDENTIAL Executive Summary

Purchase Price:	\$336,000 for package
Total Annual Sales*:	\$727,651
Inventory:	\$6,000
Managed Cash Flow**:	\$82,658

Round Table Pizza #860
2508 S. Broadway
Santa Maria, CA, 93454



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

* Trailing 12 Months Ending 12/31/2019

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Franchise Information:

Round Table Pizza is the fifth largest pizza chain in the US with over 500 restaurants in nine western states and abroad. Headquartered in Concord, CA, 80% of Round Table restaurants are franchised. Restaurant management experience, good credit and \$500K net worth and \$200K liquid required.

Franchise Agreement Expiration: 2026
Royalty: 4.0%
Remodel Requirements: None

Transfer Fee: \$10,000
Advertising: 4.0%

Training Location: Near Buyer
Training Period: 4-8 Weeks

Lease Information:

Monthly Base Rent: \$6,395
Percentage Rent: 8.00%
Expiration: 1/31/2020

Options: 2x5 yr
CAM: \$1,049
Monthly Property Tax: Included

Security Deposit: TBD
Real Property Available: No
Increases: FMV

Location Details:

Business Established: 2000
Owner Since: 2000
Hours of Operation: 11a-9p Su-Th, 11a-10p F-Sa

Building Type: Shopping Center
Seating: 50-70
Licenses Needed: Business, health, ABC

Building Size: Approx 4200 SF
Employees: 15-20

Located in a busy shopping center off of S. Broadway. Other Tenants include Food Maxx, Party City, Starbucks and Sally Beauty. Nearby pizza competition includes Sam's Giant Manhattan Pizza, Klondike Pizza, Papa John's and Papa Murphy's.

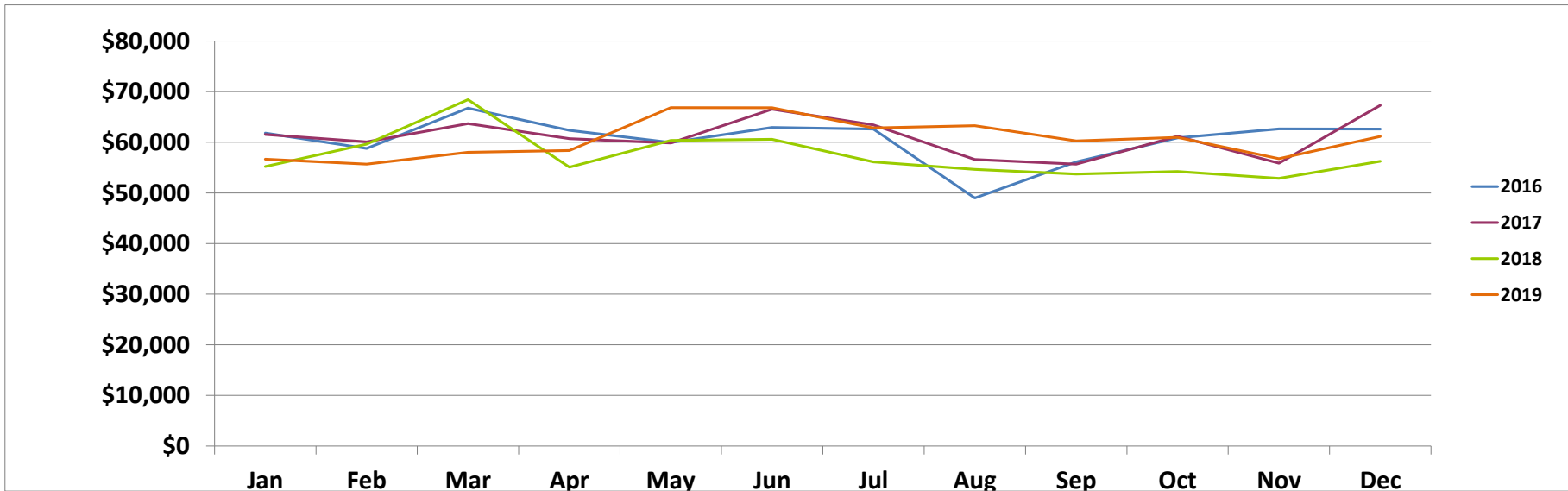
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MONTHLY SALES

Round Table Pizza #860

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$61,832	\$58,783	\$66,738	\$62,369	\$59,961	\$62,920	\$62,603	\$48,986	\$56,121	\$60,884	\$62,655	\$62,623	\$726,474
2017	\$61,536	\$60,078	\$63,681	\$60,699	\$59,854	\$66,539	\$63,440	\$56,601	\$55,682	\$61,187	\$55,869	\$67,294	\$732,459
\$ +/-	(\$296)	\$1,295	(\$3,058)	(\$1,670)	(\$107)	\$3,619	\$837	\$7,615	(\$439)	\$303	(\$6,787)	\$4,672	\$5,985
% +/-	0%	2%	-5%	-3%	0%	6%	1%	16%	-1%	0%	-11%	7%	1%
2017	\$61,536	\$60,078	\$63,681	\$60,699	\$59,854	\$66,539	\$63,440	\$56,601	\$55,682	\$61,187	\$55,869	\$67,294	\$732,459
2018	\$55,218	\$59,628	\$68,422	\$55,095	\$60,353	\$60,599	\$56,139	\$54,636	\$53,717	\$54,230	\$52,869	\$56,245	\$687,150
\$ +/-	(\$6,318)	(\$450)	\$4,742	(\$5,604)	\$499	(\$5,940)	(\$7,301)	(\$1,964)	(\$1,965)	(\$6,958)	(\$2,999)	(\$11,050)	(\$45,309)
% +/-	-10%	-1%	7%	-9%	1%	-9%	-12%	-3%	-4%	-11%	-5%	-16%	-6%
2018	\$55,218	\$59,628	\$68,422	\$55,095	\$60,353	\$60,599	\$56,139	\$54,636	\$53,717	\$54,230	\$52,869	\$56,245	\$687,150
2019	\$56,663	\$55,685	\$58,021	\$58,385	\$66,832	\$66,820	\$62,839	\$63,273	\$60,271	\$60,949	\$56,753	\$61,160	\$727,651
\$ +/-	\$1,445	(\$3,943)	(\$10,401)	\$3,290	\$6,479	\$6,221	\$6,700	\$8,637	\$6,554	\$6,720	\$3,884	\$4,915	\$40,501
% +/-	3%	-7%	-15%	6%	11%	10%	12%	16%	12%	12%	7%	9%	6%





**Round Table Pizza #860
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$	727,651
COGS:	\$	184,096 25.3%
Crew Labor:	\$	181,913 25.0%
GM:	\$	35,000 4.8%
Workers Comp*:	\$	6,507 3.0%
Payroll Taxes*:	\$	20,824 9.6%
R&M:	\$	7,277 1.0%
Non-Ingredient:	\$	10,915 1.5%
Utilities:	\$	29,000 4.0%
Rent:	\$	76,744 10.5%
CAM:	\$	16,300 2.2%
Property Tax:	\$	1,800 0.2%
Local Advertising:	\$	7,277 1.0%
Nat'l Advertising:	\$	29,106 4.0%
Royalty:	\$	29,106 4.0%
Insurance:	\$	6,000 0.8%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	9,896 1.4%
Professional Services:	\$	4,500 0.6%
Laundry/Uniforms:	\$	2,760 0.4%
Security:	\$	340 0.0%
Permits & Licenses:	\$	3,000 0.4%
Cash Over/Short:	\$	728 0.1%
Other G&A:	\$	1,306 0.2%
Total Expenses:	\$	664,993 91.4%
Other Income:	\$	20,000 2.7%
Managed Cash Flow:	\$	82,658 11.4%

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

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