



CONFIDENTIAL Executive Summary

Purchase Price: \$160,000
Total Annual Sales*: \$511,694
Inventory: \$4,000
Managed Cash Flow**: \$123,905

Papa John's Pizza #4668
3800 S Camden Road
Pine Bluff, AR 71603



* Trailing 12 Months Sales Ending November 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:

Papa John's is the 3rd largest take-out and delivery pizza chain in the U.S. operating over 3,300 Papa John's in all 50 U.S states and 30 international markets. Franchisor requires minimum of \$250K net worth with enough liquidity to make the purchase and still have sufficient working capital in reserve.

Franchise Agreement Expiration: 4/1/2021

Transfer Fee: \$4,000

Training Location: Louisville, KY and in market

Royalty: 4.0%

Advertising: 4.0%

Training Period: 4-6 Weeks

Remodel Requirements: None at this time.

Lease Information:

Monthly Base Rent: \$1,200

Options: 2x5 yr

Security Deposit: \$3,000

Percentage Rent: None

CAM: Included

Real Property Available: No

Expiration: 4/1/2021

Monthly Property Tax: \$50

Increases: TBD

Location Details:

Business Established: 4/1/2016

Building Type: In-line Plaza

Building Size: 1800 SF

Owner Since: 4/1/2016

Seating: 12

Employees: 10 PT

Hours of Operation: Su-Sa 10:00 am-10:00 pm

Licenses Needed: Business, health

This Papa John's is located in a plaza mall on South Camden Road next door to a Fancy Nails and Chapel Pharmacy. Nearby competition includes T's Place, Blue Pig BBQ, and Subway.

This is an essential business and sales are up 199% for the month of April 2020 and 78% for the year so far!

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.



**Papa John's Pizza #4668
PROFORMA**

Trailing 12 Months Ending 09/30/2019		
SALES	\$ 511,694	
COGS:	\$ 148,391	29.0%
Crew Labor:	\$ 89,546	17.5%
GM:	\$ 25,846	5.1%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 1,627	1.4%
Payroll Taxes*:	\$ 10,385	9.0%
R&M:	\$ 1,535	0.3%
Non-Ingredient:	\$ 1,023	0.2%
Utilities:	\$ 10,338	2.0%
Rent:	\$ 14,400	2.8%
CAM:	\$ -	0.0%
Property Tax:	\$ -	0.0%
Personal Property Tax:	\$ 2,000	0.4%
Local Advertising:	\$ 1,791	0.4%
Nat'l Advertising:	\$ 24,305	4.8%
Royalty:	\$ 19,189	3.8%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 6,960	1.4%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,675	1.5%
Professional Services:	\$ 2,100	0.4%
Outside Services:	\$ 1,292	0.3%
Delivery:	\$ 14,215	2.8%
Permits & Licenses:	\$ 432	0.1%
Cash Over/Short:	\$ 512	0.1%
Other G&A	\$ 6,892	1.3%
Total Expenses:	\$ 391,056	76.4%
Other Income: Grub Hub	\$ 3,267	0.6%
Managed Cash Flow:	\$ 123,905	24.2%

*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.