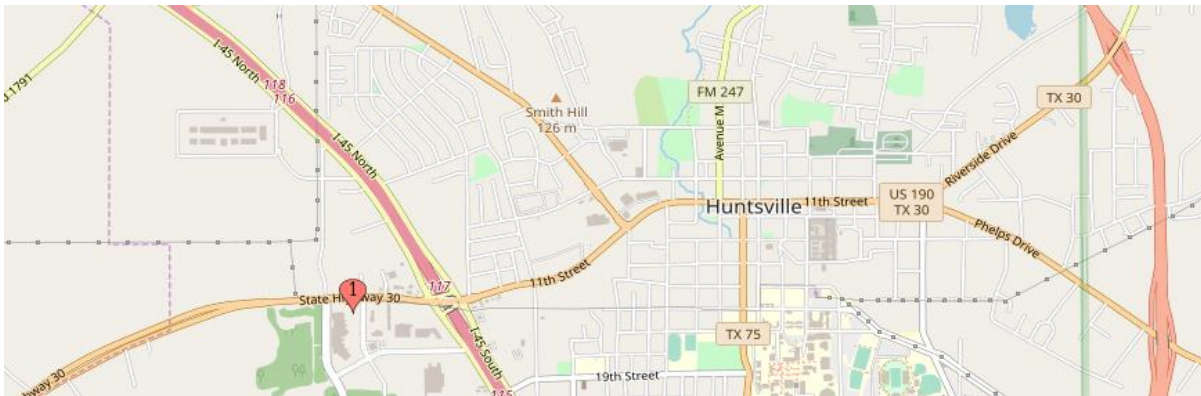




Denny's - Huntsville, TX  
\$450,000



Store	Trailing 12 Months Ending 8/31/2019	Managed Cash Flow	Owner-Operated Cash Flow
Denny's #7630	\$1,128,415	\$227,709	\$274,109



**CONFIDENTIAL Executive Summary**



Purchase Price: \$450,000  
 Total Annual Sales\*: \$1,128,415  
 Inventory: Approx. \$10-11K  
 Managed Cash Flow\*\*: \$227,709  
 Owner-Operated Cash Flow\*\*: \$274,109

**Denny's #7630**  
**3016 W. 11th St.**  
**Huntsville, TX 77340**

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

\* Trailing 12 Months Ending 8/31/2019

\*\* 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:**

An iconic brand, Denny's began franchising in 1963 and has grown to over 1,700 restaurants worldwide. Franchisor requires at least \$1M net worth and \$500K liquid, and at least 5 years of restaurant management experience required.

Franchise Agreement Expiration: \$10K for 10 yr renewal fee  
 Royalty: 4.5%  
 Remodel Requirements: \$300K in remodel completed Oct 2017

Transfer Fee: \$5,000  
 Advertising: 3.0%

Training Location: Near buyer  
 Training Period: 7-9 weeks

**Lease Information:**

Monthly Base Rent: \$4,750  
 Percentage Rent: None  
 Expiration: 2035

Options: Negotiable  
 CAM: None  
 Monthly Property Tax: \$1,000

Security Deposit: None  
 Real Property Available: No  
 Increases: 10% after 5 years

**Location Details:**

Business Established: 1985  
 Owner Since: 2016  
 Hours of Operation: 24 hours

Building Type: Freestanding  
 Seating: Approx 250  
 Licenses Needed: Business, Health

Building Size: Approx 5,000 SF  
 Employees: Approx 22  
 Equipment Value: Approx \$60K

Seller is relocating due to other business interests, highly motivated!

Located in a busy shopping area off I-45 in Huntsville, TX. Across the street is West Hill Mall/JC Penney and a large shopping plaza whose tenants include Hobby Lobby, Goodwill and Aldi. Payless Shoes, Office Depot, a Best Western Inn and a movie theater are all in close proximity. A Walmart Supercenter is within a mile. This location has recently been remodeled and has new kitchen equipment. New menu pricing coming this October.

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

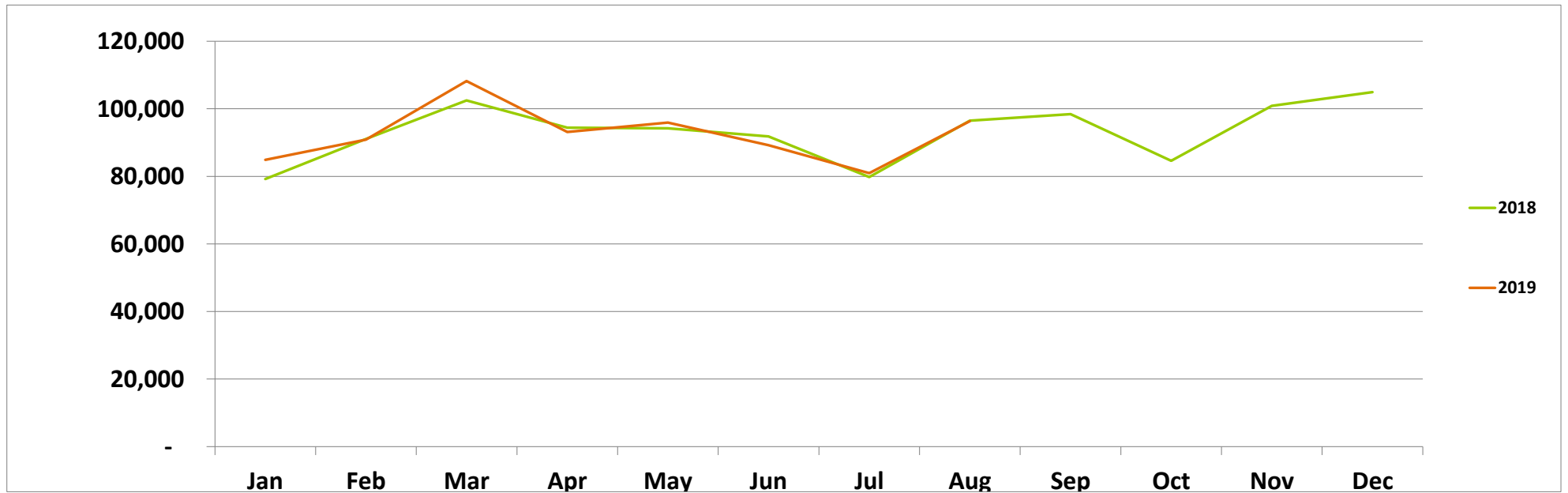
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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



**MONTHLY SALES**

Denny's #7630

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2018</b>	\$79,212	\$91,048	\$102,463	\$94,431	\$94,240	\$91,805	\$79,798	\$96,506	\$98,432	\$84,597	\$100,874	\$104,937	\$1,118,343
<b>2019</b>	\$84,886	\$90,888	\$108,211	\$93,152	\$95,934	\$89,220	\$80,955	\$96,329	\$0	\$0	\$0	\$0	\$739,575
<b>\$ +/-</b>	\$5,674	(\$160)	\$5,748	(\$1,279)	\$1,694	(\$2,585)	\$1,157	(\$177)					\$10,072
<b>% +/-</b>	7%	0%	6%	-1%	2%	-3%	1%	0%					1%





### Denny's #7630

#### PROFORMA - MANAGED

Trailing 12 Months Ending 8/31/2019		
SALES	\$	1,128,415
COGS:	\$	259,535 23.0%
Crew Labor:	\$	157,978 14.0%
GM:	\$	40,000 3.5%
Other Store Level Mgmt:	\$	80,000 7.1%
Workers Comp*:	\$	5,560 2.0%
Payroll Taxes*:	\$	38,917 14.0%
R&M:	\$	33,852 3.0%
Non-Ingredient:	\$	22,568 2.0%
Utilities:	\$	54,500 4.8%
Rent:	\$	57,000 5.1%
Property Tax:	\$	12,000 1.1%
Personal Property Tax:	\$	500 0.0%
Local Advertising:	\$	5,642 0.5%
Nat'l Advertising:	\$	33,852 3.0%
Royalty:	\$	50,779 4.5%
Equipment Lease:	\$	1,550 0.1%
Insurance:	\$	10,500 0.9%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	22,568 2.0%
Professional Services:	\$	4,500 0.4%
Laundry/Uniforms:	\$	700 0.1%
Pest Control:	\$	275 0.0%
Permits & Licenses:	\$	750 0.1%
Cash Over/Short:	\$	1,128 0.1%
Employee Benefits:	\$	2,000 0.2%
Other G&A:	\$	3,450 0.3%
Total Expenses:	\$	900,706 79.8%
Managed Cash Flow:	\$	227,709 20.2%

\*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.

#### PROFORMA - OWNER OPERATED

Trailing 12 Months Ending 8/31/2019		
SALES	\$	1,128,415
COGS:	\$	259,535 23.0%
Crew Labor:	\$	157,978 14.0%
Assume Owner is GM		
Other Store Level Mgmt:	\$	80,000 7.09%
Workers Comp*:	\$	4,760 2.0%
Payroll Taxes*:	\$	33,317 14.0%
R&M:	\$	33,852 3.0%
Non-Ingredient:	\$	22,568 2.0%
Utilities:	\$	54,500 4.8%
Rent:	\$	57,000 5.1%
Property Tax:	\$	12,000 1.1%
Personal Property Tax:	\$	500 0.0%
Local Advertising:	\$	5,642 0.5%
Nat'l Advertising:	\$	33,852 3.0%
Royalty:	\$	50,779 4.5%
Equipment Lease:	\$	1,550 0.1%
Insurance:	\$	10,500 0.9%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	22,568 2.0%
Professional Services:	\$	4,500 0.4%
Laundry/Uniforms:	\$	700 0.1%
Pest Control:	\$	275 0.0%
Permits & Licenses:	\$	750 0.1%
Cash Over/Short:	\$	1,128 0.1%
Employee Benefits:	\$	2,000 0.2%
Other G&A:	\$	3,450 0.3%
Total Expenses:	\$	854,306 75.7%
Owner-Operated Cash Flow:	\$	274,109 24.3%

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