



## CONFIDENTIAL Executive Summary

Purchase Price:	\$490,000
Total Annual Sales*:	\$941,405
Inventory:	\$7,200
Managed Cash Flow**:	\$153,595
Owner-Operated Cash Flow**:	\$191,535

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1801 Gateway Drive  
Grand Forks, ND 58203



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

\* T13 Periods Ending P6 2020

\*\* 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:

Per Franchisor regulations, Buyer needs to contact agent and complete non-disclosure agreement and personal financial statement prior to receiving sales and cash flow information. Little Caesar's is one of the largest and fastest the growing pizza carry-out chains in the world with restaurants on five continents. Franchisor requires a minimum of 700 credit score, \$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. Restaurant experience is preferred.

Franchise Agreement Expiration: 12/13/2027

Royalty: 6.0%

Remodel Requirements: None

Transfer Fee: \$10,000

Advertising: 4.9%

Training Location: Detroit, MI

Training Period: 6 weeks

### Lease Information:

Monthly Base Rent: \$3,988

Percentage Rent: None

Expiration: 1/31/2023

Options: 2x5yr

CAM: \$2,353

Monthly Property Tax: Included

Security Deposit: None

Real Property Available: No

Increases: 7.5% per option

### Location Details:

Business Established: 12/13/2007

Owner Since: 12/13/2007

Hours of Operation: 11a - 11p

Building Type: Freestanding, shared

Seating: 40

Licenses Needed: Business, Health

Building Size: 1,200 SF

Employees: 16

Equipment Value: \$157,000

Freestanding, remodeled location shared with Subway. High volume store; great return on investment. Drive-thru and easy access from road. Plenty of parking available. Lots of small businesses in area include ND Mill and Elevator, Titan Machinery, Tecta Americas. Located near Hugos Family Marketplace grocery and an elementary school. The University of North Dakota is approximately 1 mile away. Surrounded by residential properties. Other competitors in area include Papa Murphy's and SlapShot Pizza.

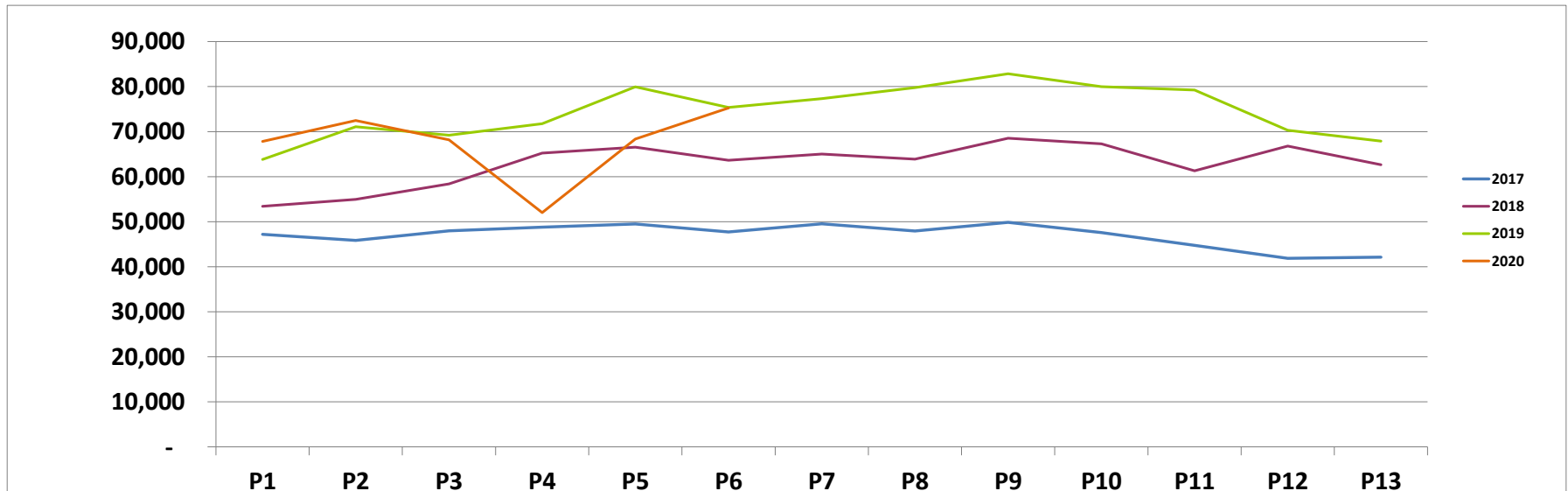
**Remember you have agreed to keep all FranBizNetwork listings confidential.**

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**

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	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2017</b>	\$47,174	\$45,854	\$47,972	\$48,788	\$49,487	\$47,724	\$49,520	\$47,943	\$49,848	\$47,575	\$44,751	\$41,861	\$42,137	\$610,634
<b>2018</b>	\$53,416	\$54,959	\$58,404	\$65,237	\$66,558	\$63,648	\$65,037	\$63,895	\$68,533	\$67,278	\$61,286	\$66,784	\$62,662	\$817,698
<b>\$ +/-</b>	\$6,243	\$9,106	\$10,432	\$16,449	\$17,071	\$15,925	\$15,517	\$15,951	\$18,685	\$19,703	\$16,536	\$24,923	\$20,524	\$207,064
<b>% +/-</b>	13%	20%	22%	34%	34%	33%	31%	33%	37%	41%	37%	60%	49%	34%
<b>2018</b>	\$53,416	\$54,959	\$58,404	\$65,237	\$66,558	\$63,648	\$65,037	\$63,895	\$68,533	\$67,278	\$61,286	\$66,784	\$62,662	\$817,698
<b>2019</b>	\$63,819	\$71,082	\$69,202	\$71,750	\$79,957	\$75,361	\$77,320	\$79,778	\$82,851	\$79,979	\$79,229	\$70,304	\$67,879	\$968,511
<b>\$ +/-</b>	\$10,403	\$16,123	\$10,797	\$6,514	\$13,398	\$11,712	\$12,283	\$15,884	\$14,318	\$12,700	\$17,943	\$3,520	\$5,217	\$150,813
<b>% +/-</b>	19%	29%	18%	10%	20%	18%	19%	25%	21%	19%	29%	5%	8%	18%
<b>2019</b>	\$63,819	\$71,082	\$69,202	\$71,750	\$79,957	\$75,361	\$77,320	\$79,778	\$82,851	\$79,979	\$79,229	\$70,304	\$67,879	\$968,511
<b>2020</b>	\$67,822	\$72,461	\$68,163	\$52,019	\$68,343	\$75,257	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$404,065
<b>\$ +/-</b>	\$4,003	\$1,379	(\$1,039)	(\$19,731)	(\$11,614)	(\$104)								(\$27,106)
<b>% +/-</b>	6%	2%	-2%	-28%	-15%	0%								-6%





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**PROFORMA - MANAGED**

**PROFORMA - OWNER OPERATED**

	T13 Periods Ending P6 2020	
SALES	\$ 941,405	
COGS:	\$ 312,547	33.2%
Crew Labor:	\$ 197,695	21.0%
GM:	\$ 35,000	3.7%
Workers Comp*:	\$ 931	0.4%
Payroll Taxes*:	\$ 18,616	8.0%
R&M:	\$ 4,236	0.5%
Non-Ingredient:	\$ 4,707	0.5%
Utilities:	\$ 15,250	1.6%
Rent:	\$ 47,852	5.1%
CAM:	\$ 28,240	3.0%
Nat'l Advertising:	\$ 46,129	4.9%
Royalty:	\$ 56,484	6.0%
Insurance:	\$ 2,745	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 18,357	2.0%
Professional Services:	\$ 4,500	0.5%
Laundry/Uniforms:	\$ 2,810	0.3%
Security:	\$ 1,315	0.1%
Permits & Licenses:	\$ 315	0.0%
Cash Over/Short:	\$ 941	0.1%
Other G&A:	\$ 40	0.0%
Total Expenses:	\$ 799,310	84.9%
Other Income:	\$ 11,500	1.2%
Managed Cash Flow:	\$ 153,595	16.3%

	T13 Periods Ending P6 2020	
SALES	\$ 941,405	
COGS:	\$ 312,547	33.2%
Crew Labor:	\$ 197,695	21.0%
Assume Owner is GM		
Workers Comp*:	\$ 791	0.4%
Payroll Taxes*:	\$ 15,816	8.0%
R&M:	\$ 4,236	0.5%
Non-Ingredient:	\$ 4,707	0.5%
Utilities:	\$ 15,250	1.6%
Rent:	\$ 47,852	5.1%
CAM:	\$ 28,240	3.0%
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Credit Card Fees:	\$ 18,357	2.0%
Professional Services:	\$ 4,500	0.5%
Laundry/Uniforms:	\$ 2,810	0.3%
Security:	\$ 1,315	0.1%
Permits & Licenses:	\$ 315	0.0%
Cash Over/Short:	\$ 941	0.1%
Other G&A:	\$ 40	0.0%
Total Expenses:	\$ 761,370	80.9%
Other Income:	\$ 11,500	1.2%
Owner-Operated Cash Flow:	\$ 191,535	20.3%

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

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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.