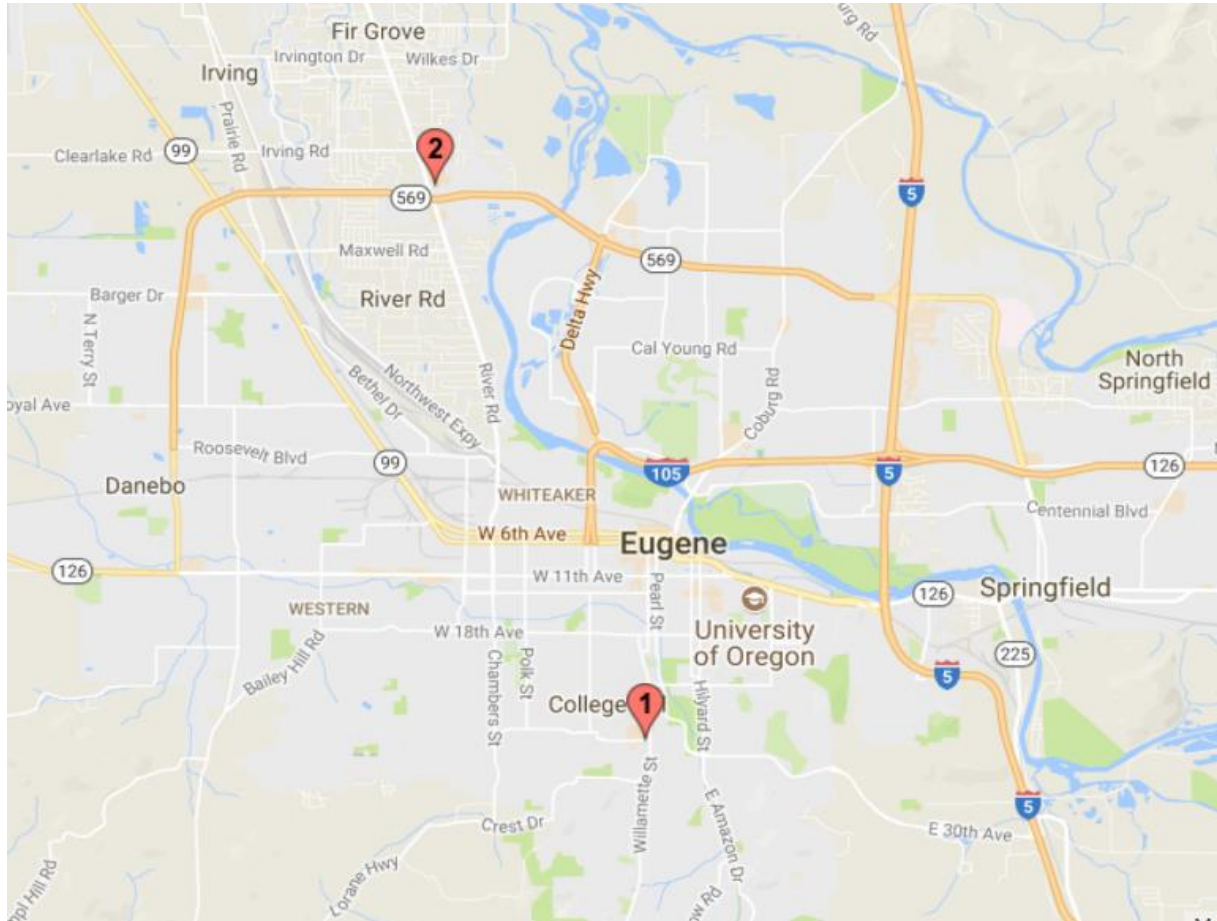




2 Papa John's- Eugene, OR
\$140,000 for the package
Stores are available individually for \$75,000



Two stores are located approximately 20 minutes from each other. Eugene and the University of Oregon are growing and there's room for development in the area.

Store	Trailing 12 Months Ending 9/30/2019	Owner-Operated Cash Flow
Papa John's #2192- South Eugene	\$750,796	\$45,002
Papa John's #2545- North Eugene	\$716,568	\$39,565
TOTAL	\$1,467,364	\$84,566



CONFIDENTIAL Executive Summary



Papa John's #2192- South Eugene
30 W 29th Ave.
Eugene, OR, 97405

Purchase Price: \$140,000 for the package
Total Annual Sales*: \$750,796
Inventory: \$3,500
Owner Operated Cash Flow**: \$45,002

* Trailing 12 Months Ending 9/30/2019

** 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: 2029
Royalty: 4.0%
Remodel Requirements: None

Transfer Fee: \$4,000 for both stores
Advertising: 4.8%

Training Location: Louisville, KY
Training Period: 6 weeks

Lease Information:

Monthly Base Rent: \$2,785
Percentage Rent: N/A
Expiration: Currently month-to month

Options: Negotiable. New lease necessary
CAM: Included
Monthly Property Tax: Included

Security Deposit: None
Real Property Available: No
Increases: TBD

Location Details:

Business Established: May 1999
Owner Since: May 1999
Hours of Operation: 11a-1a daily

Building Type: Freestanding, shared with another tenant
Seating: None
Licenses Needed: Business and Health

Building Size: Approx 2,000 SF
Employees: 20
Equipment Value: \$85,000

Freestanding location shared with another tenant. Located directly across the street from a shopping center whose tenants include Market by Choice grocery store, Big 5 Sporting Goods, Office Max and Rite Aid. Amazon Park is a half mile away and Wayne Family Park is a mile away. The University of Oregon is approximately 2 miles away. Eugene and the University continue to grow, and there is room to develop another store in a city close by. Surrounded by apartments and residential properties. Nearby competition includes MOD Pizza, Pizza Hut and Pegasus Pizza.

Remember you have agreed to keep all FranBizNetwork listings confidential.

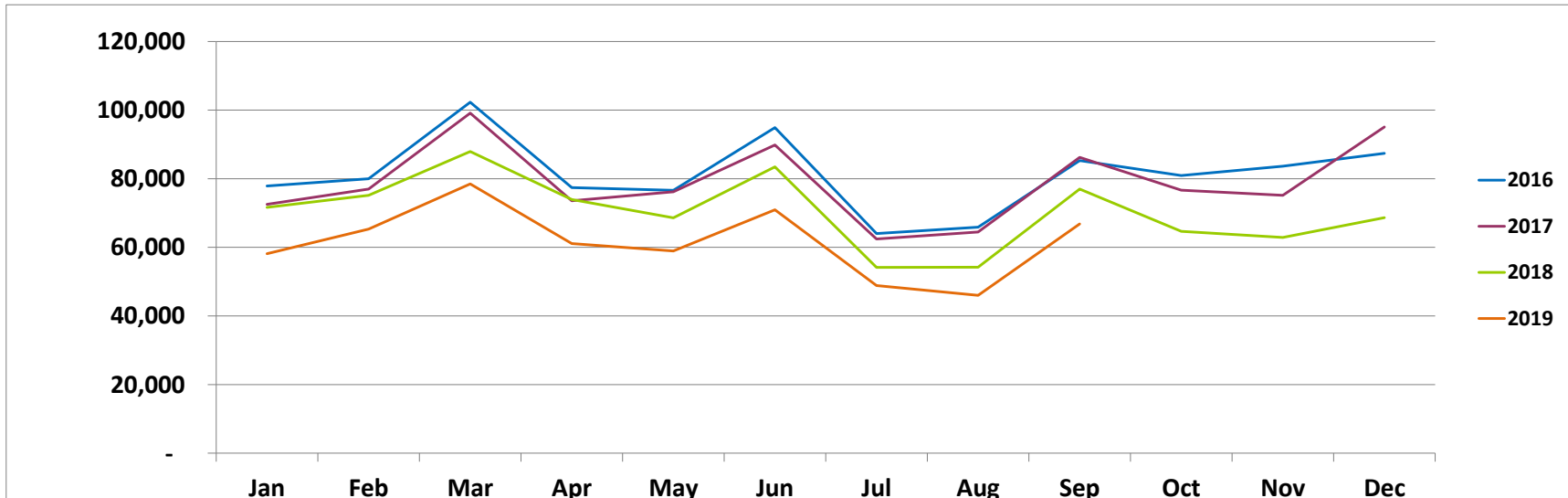
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MONTHLY SALES

Papa John's #2192- South Eugene

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$77,876	\$80,008	\$102,305	\$77,436	\$76,636	\$94,920	\$64,020	\$65,888	\$85,290	\$80,940	\$83,668	\$87,405	\$976,392
2017	\$72,560	\$76,984	\$99,130	\$73,556	\$76,172	\$89,860	\$62,432	\$64,496	\$86,250	\$76,640	\$75,184	\$95,106	\$948,370
\$ +/-	(\$5,316)	(\$3,024)	(\$3,175)	(\$3,880)	(\$464)	(\$5,060)	(\$1,588)	(\$1,392)	\$960	(\$4,300)	(\$8,484)	\$7,701	(\$28,022)
% +/-	-7%	-4%	-3%	-5%	-1%	-5%	-2%	-2%	1%	-5%	-10%	9%	-3%
2017	\$72,560	\$76,984	\$99,130	\$73,556	\$76,172	\$89,860	\$62,432	\$64,496	\$86,250	\$76,640	\$75,184	\$95,106	\$948,370
2018	\$71,640	\$75,156	\$87,936	\$73,931	\$68,576	\$83,454	\$54,153	\$54,212	\$76,990	\$64,656	\$62,892	\$68,630	\$842,226
\$ +/-	(\$920)	(\$1,828)	(\$11,194)	\$375	(\$7,596)	(\$6,406)	(\$8,279)	(\$10,284)	(\$9,260)	(\$11,984)	(\$12,292)	(\$26,476)	(\$106,144)
% +/-	-1%	-2%	-11%	1%	-10%	-7%	-13%	-16%	-11%	-16%	-16%	-28%	-11%
2018	\$71,640	\$75,156	\$87,936	\$73,931	\$68,576	\$83,454	\$54,153	\$54,212	\$76,990	\$64,656	\$62,892	\$68,630	\$842,226
2019	\$58,156	\$65,320	\$78,490	\$61,116	\$58,940	\$70,920	\$48,872	\$46,004	\$66,800	\$0	\$0	\$0	\$554,618
\$ +/-	(\$13,484)	(\$9,836)	(\$9,446)	(\$12,815)	(\$9,636)	(\$12,534)	(\$5,281)	(\$8,208)	(\$10,190)				(\$91,430)
% +/-	-19%	-13%	-11%	-17%	-14%	-15%	-10%	-15%	-13%				-14%



Note* Months 3, 6, 9, and 12 are 5 weeksall other months are 4 weeks EXCEPT period 12 of 2017 which is 6 weeks. This is something PJI does every 6-7 years to account for ALL Days.



Papa John's #2192- South Eugene PROFORMA

Trailing 12 Months Ending 9/30/2019		
SALES	\$ 750,796	
COGS:	\$ 213,977	28.5%
Crew Labor:	\$ 214,728	28.6%
Assume Owner is GM		
Workers Comp*:	\$ 3,221	1.5%
Payroll Taxes*:	\$ 27,915	13.0%
R&M:	\$ 5,256	0.7%
Non-Ingredient:	\$ 5,256	0.7%
Utilities:	\$ 27,850	3.7%
Rent:	\$ 33,420	4.5%
Personal Property Tax:	\$ 710	0.1%
Local Advertising:	\$ 35,663	4.8%
Nat'l Advertising:	\$ 35,663	4.8%
Royalty:	\$ 30,032	4.0%
Insurance:	\$ 5,700	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 15,016	2.0%
Professional Services:	\$ 4,500	0.6%
Laundry/Uniforms:	\$ 180	0.0%
Security:	\$ 565	0.1%
Permits & Licenses:	\$ 540	0.1%
Cash Over/Short:	\$ 751	0.1%
Mileage:	\$ 29,560	3.9%
Employee Benefits:	\$ 2,656	0.4%
Other G&A:	\$ 17,225	2.3%
Total Expenses:	\$ 710,981	94.7%
Other Income:	\$ 5,187	0.7%
Owner Operated Cash Flow:	\$ 45,002	6.0%

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

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CONFIDENTIAL Executive Summary

Papa John's #2545- North Eugene
54B Division Ave.
Eugene, OR, 97404



Purchase Price: \$140,000 for the package
Total Annual Sales*: \$716,568
Inventory: \$3,500
Owner-Operated Cash Flow**: \$39,565

* Trailing 12 Months Ending 9/30/2019

** 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: 8/15/2020
Royalty: 4.0%
Remodel Requirements: None

Transfer Fee: \$4,000 for both stores
Advertising: 4.8%

Training Location: Louisville, KY
Training Period: 6 weeks

Lease Information:

Monthly Base Rent: \$2,541
Percentage Rent: N/A
Expiration: Currently month-to month

Options: Negotiable. New lease necessary
CAM: Included
Monthly Property Tax: Included

Security Deposit: None
Real Property Available: No
Increases: TBD

Location Details:

Business Established: Sep 2000
Owner Since: Sep 2000
Hours of Operation: 11a-11p daily

Building Type: Inline
Seating: None
Licenses Needed: Business and Health

Building Size: 1,500 SF
Employees: 15
Equipment Value: 80,000

Located just off the Randy Pape Beltline in the same shopping complex as a Fred Meyer. Busy shopping area. Across the street is an Albertsons grocery, Goodwill store, Anytime Fitness, UPS Store and others. North Eugene High School is a half mile away. Surrounded by residential properties. Nearby competition includes Domino's Pizza, Abby's Pizza, Papa Murphy's and Pizza Hut.

Remember you have agreed to keep all FranBizNetwork listings confidential.

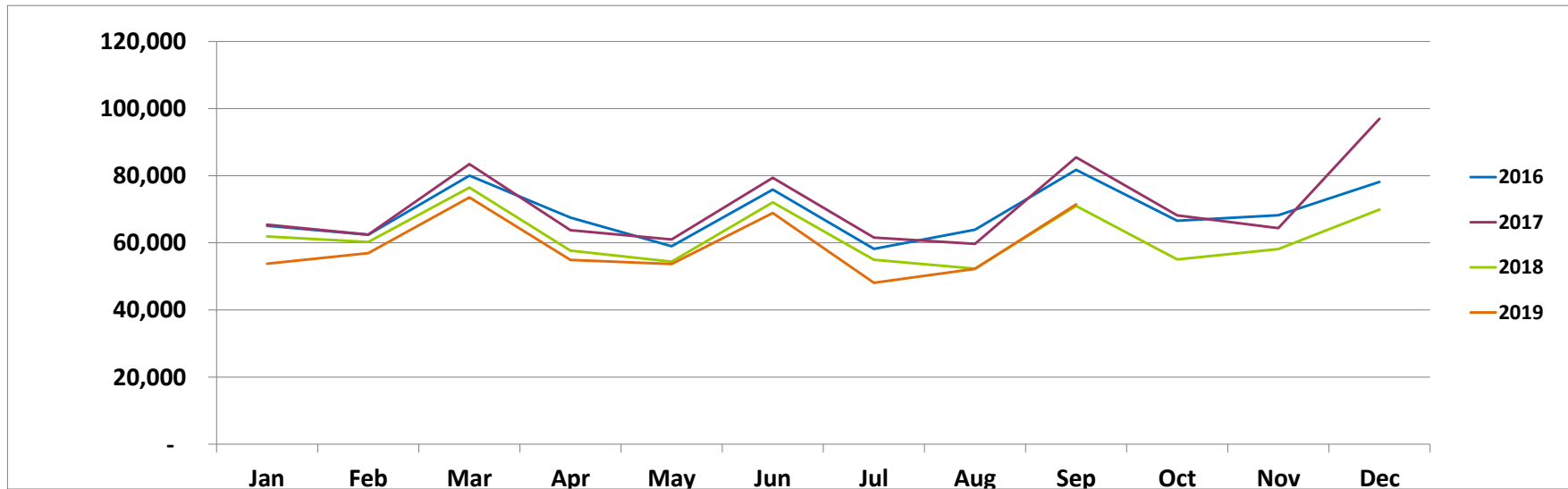
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MONTHLY SALES

Papa John's #2545- North Eugene

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$65,100	\$62,404	\$80,055	\$67,516	\$59,004	\$75,880	\$58,200	\$63,920	\$81,745	\$66,600	\$68,204	\$78,170	\$826,798
2017	\$65,416	\$62,476	\$83,460	\$63,760	\$61,012	\$79,395	\$61,556	\$59,700	\$85,470	\$68,196	\$64,368	\$96,960	\$851,769
\$ +/-	\$316	\$72	\$3,405	(\$3,756)	\$2,008	\$3,515	\$3,356	(\$4,220)	\$3,725	\$1,596	(\$3,836)	\$18,790	\$24,971
% +/-	0%	0%	4%	-6%	3%	5%	6%	-7%	5%	2%	-6%	24%	3%
2017	\$65,416	\$62,476	\$83,460	\$63,760	\$61,012	\$79,395	\$61,556	\$59,700	\$85,470	\$68,196	\$64,368	\$96,960	\$851,769
2018	\$61,908	\$60,240	\$76,470	\$57,694	\$54,387	\$72,064	\$54,950	\$52,310	\$70,975	\$55,032	\$58,164	\$69,905	\$744,099
\$ +/-	(\$3,508)	(\$2,236)	(\$6,990)	(\$6,066)	(\$6,625)	(\$7,331)	(\$6,606)	(\$7,390)	(\$14,495)	(\$13,164)	(\$6,204)	(\$27,055)	(\$107,670)
% +/-	-5%	-4%	-8%	-10%	-11%	-9%	-11%	-12%	-17%	-19%	-10%	-28%	-13%
2018	\$61,908	\$60,240	\$76,470	\$57,694	\$54,387	\$72,064	\$54,950	\$52,310	\$70,975	\$55,032	\$58,164	\$69,905	\$744,099
2019	\$53,764	\$56,920	\$73,535	\$54,904	\$53,676	\$68,875	\$48,092	\$52,256	\$71,445	\$0	\$0	\$0	\$533,467
\$ +/-	(\$8,144)	(\$3,320)	(\$2,935)	(\$2,790)	(\$711)	(\$3,189)	(\$6,858)	(\$54)	\$470				(\$27,531)
% +/-	-13%	-6%	-4%	-5%	-1%	-4%	-12%	0%	1%				-5%



Note* Months 3, 6, 9, and 12 are 5 weeksall other months are 4 weeks EXCEPT period 12 of 2017 which is 6 weeks. This is something PJI does every 6-7 years to account for ALL Days.



Papa John's #2545- North Eugene PROFORMA

Trailing 12 Months Ending 9/30/2019		
SALES	\$ 716,568	
COGS:	\$ 213,537	29.8%
Crew Labor:	\$ 217,837	30.4%
Assume Owner is GM		
Workers Comp*:	\$ 3,268	1.5%
Payroll Taxes*:	\$ 28,319	13.0%
R&M:	\$ 1,433	0.2%
Non-Ingredient:	\$ 4,658	0.7%
Utilities:	\$ 18,390	2.6%
Rent:	\$ 30,492	4.3%
Personal Property Tax:	\$ 600	0.1%
Local Advertising:	\$ 32,246	4.5%
Nat'l Advertising:	\$ 34,037	4.8%
Royalty:	\$ 28,663	4.0%
Insurance:	\$ 5,700	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 14,331	2.0%
Professional Services:	\$ 4,500	0.6%
Laundry/Uniforms:	\$ 300	0.0%
Security:	\$ 730	0.1%
Permits & Licenses:	\$ 540	0.1%
Cash Over/Short:	\$ 717	0.1%
Mileage:	\$ 25,720	3.6%
Employee Benefits:	\$ 2,350	0.3%
Other G&A:	\$ 12,430	1.7%
Total Expenses:	\$ 681,396	95.1%
Other Income:	\$ 4,393	0.6%
Owner-Operated Cash Flow:	\$ 39,565	5.5%

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

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