



CONFIDENTIAL Executive Summary



Purchase Price: Bus. \$100K, RE \$400K
 Total Annual Sales*: \$437,661
 Inventory: \$5,000
 Managed Cash Flow**: \$17,009
 Owner-Operated Cash Flow**: \$50,309

Little Caesars
1799 E Austin
Giddings, TX 78942

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

* T13 Periods Ending P4 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:

Little Caesar's is one of the largest and fastest the growing pizza carry-out chains. with restaurants on five continents. Franchisor requires min. 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: 7/1/2026
 Royalty: 10.0%
 Remodel Requirements: None

Transfer Fee: \$10,000
 Advertising: 5.0%

Training Location: Detroit, MI
 Training Period: 6 weeks

Lease Information:

Monthly Base Rent: \$2,400
 Percentage Rent: None
 Expiration: New 10 year lease

Options: 2x5yr
 CAM: TBD
 Monthly Property Tax: Approx. \$817

Security Deposit: \$2,500
 Real Property Available: Yes
 Increases: TBD

Location Details:

Business Established: 7/12/2016
 Owner Since: 7/12/2016
 Hours of Operation: 10 AM-10PM

Building Type: Freestanding w/drive thru
 Seating: 3
 Licenses Needed: Business, Health

Building Size: 1,852 SF
 Employees: 3 FT, 6 PT
 Equipment Value: \$202,638

Free standing building approx 1/4 mile west of Whataburger, McDonald's, Taco Bell, Starbucks, Bucc-ees, Walmart. Building includes drive-thru pick up. Local high school has open campus lunch policy. Located across the street from O'Reilly Auto Parts. Pizza Hut is 1 of 2 tenants in a building located just west but has no drive-through. Domino's approx 1/4 mile east of the property, no drive-thru.

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.



Little Caesars

PROFORMA - MANAGED

	T13 Periods Ending P4 2020	
SALES	\$ 437,661	
COGS:	\$ 170,688	39.0%
Crew Labor:	\$ 78,779	18.0%
GM:	\$ 30,000	6.9%
Workers Comp*:	\$ 2,176	2.0%
Payroll Taxes*:	\$ 9,790	9.0%
R&M:	\$ 4,377	1.0%
Non-Ingredient:	\$ 4,377	1.0%
Utilities:	\$ 18,500	4.2%
Rent:	\$ 28,800	6.6%
Property Tax:	\$ 9,800	2.2%
Personal Property Tax:	\$ 3,015	0.7%
Local Advertising:	\$ 2,232	0.5%
Nat'l Advertising:	\$ 17,506	4.0%
Royalty:	\$ 26,260	6.0%
Insurance:	\$ 3,950	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,471	1.3%
Professional Services:	\$ 4,500	1.0%
Outside Services:	\$ 1,770	0.4%
Pest Control:	\$ 3,000	0.7%
Permits & Licenses:	\$ 900	0.2%
Cash Over/Short:	\$ 438	0.1%
Personal Expenses:	\$ 1,010	0.2%
Other G&A:	\$ 240	0.1%
Total Expenses:	\$ 428,177	97.8%
Other Income:	\$ 7,525	1.7%
Managed Cash Flow:	\$ 17,009	3.9%

PROFORMA - OWNER OPERATED

	T13 Periods Ending P4 2020	
SALES	\$ 437,661	
COGS:	\$ 170,688	39.0%
Crew Labor:	\$ 78,779	18.0%
Assume Owner is GM		
Workers Comp*:	\$ 1,576	2.0%
Payroll Taxes*:	\$ 7,090	9.0%
R&M:	\$ 4,377	1.0%
Non-Ingredient:	\$ 4,377	1.0%
Utilities:	\$ 18,500	4.2%
Rent:	\$ 28,800	6.6%
Property Tax:	\$ 9,800	2.2%
Personal Property Tax:	\$ 3,015	0.7%
Local Advertising:	\$ 2,232	0.5%
Nat'l Advertising:	\$ 17,506	4.0%
Royalty:	\$ 26,260	6.0%
Insurance:	\$ 3,950	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,471	1.3%
Professional Services:	\$ 4,500	1.0%
Outside Services:	\$ 1,770	0.4%
Pest Control:	\$ 3,000	0.7%
Permits & Licenses:	\$ 900	0.2%
Cash Over/Short:	\$ 438	0.1%
Personal Expenses:	\$ 1,010	0.2%
Other G&A:	\$ 240	0.1%
Total Expenses:	\$ 394,877	90.2%
Other Income:	\$ 7,525	1.7%
Owner-Operated Cash Flow:	\$ 50,309	11.5%

*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.