



**CONFIDENTIAL Executive Summary**



Purchase Price: Bus. \$100K, RE \$400K  
 Total Annual Sales\*: \$440,945  
 Inventory: \$5,000  
 Managed Cash Flow\*\*: \$17,901  
 Owner-Operated Cash Flow\*\*: \$51,201

**Little Caesars**  
**1799 E Austin**  
**Giddings, TX 78942**

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

\* T13 Periods Ending P9 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.

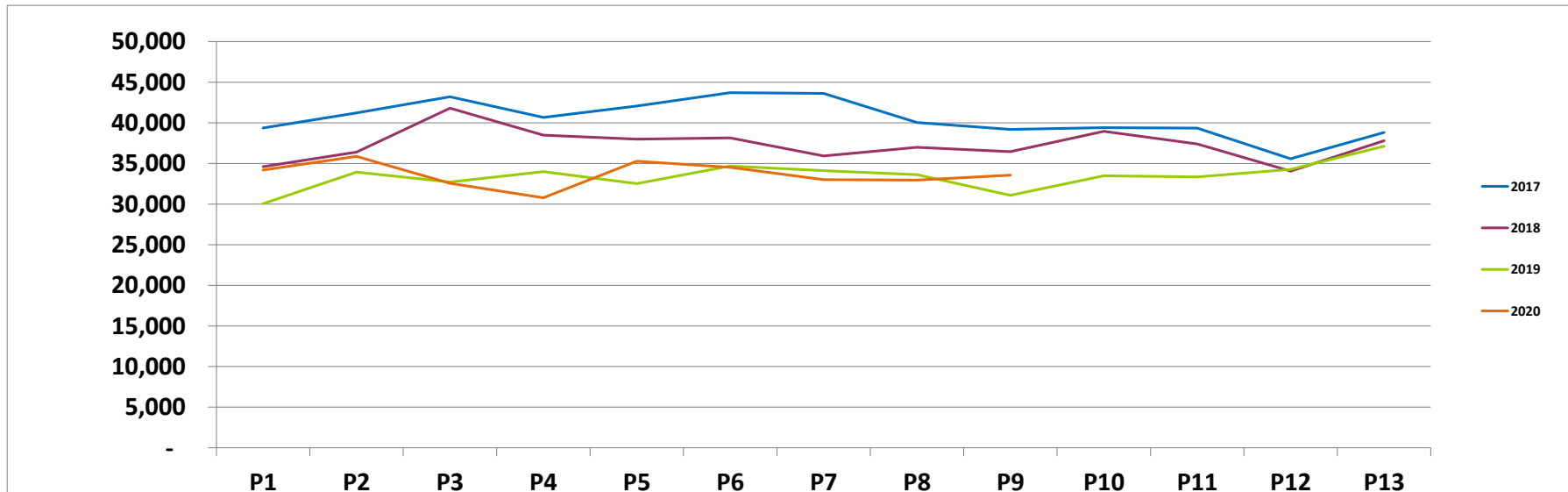
**Remember you have agreed to keep all FranBizNetwork listings confidential.**

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.

**MONTHLY SALES**

**Little Caesars**

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
<b>2017</b>	\$39,380	\$41,229	\$43,215	\$40,669	\$42,079	\$43,716	\$43,623	\$40,034	\$39,204	\$39,409	\$39,359	\$35,578	\$38,814	\$526,309
<b>2018</b>	\$34,611	\$36,392	\$41,810	\$38,486	\$37,989	\$38,149	\$35,934	\$36,984	\$36,461	\$38,955	\$37,395	\$34,058	\$37,805	\$485,029
<b>\$ +/-</b>	(\$4,769)	(\$4,837)	(\$1,405)	(\$2,183)	(\$4,090)	(\$5,567)	(\$7,689)	(\$3,050)	(\$2,743)	(\$454)	(\$1,964)	(\$1,520)	(\$1,009)	(\$41,280)
<b>% +/-</b>	-12%	-12%	-3%	-5%	-10%	-13%	-18%	-8%	-7%	-1%	-5%	-4%	-3%	-8%
<b>2018</b>	\$34,611	\$36,392	\$41,810	\$38,486	\$37,989	\$38,149	\$35,934	\$36,984	\$36,461	\$38,955	\$37,395	\$34,058	\$37,805	\$485,029
<b>2019</b>	\$30,046	\$33,937	\$32,717	\$33,996	\$32,513	\$34,690	\$34,123	\$33,631	\$31,090	\$33,475	\$33,355	\$34,263	\$37,120	\$434,956
<b>\$ +/-</b>	(\$4,565)	(\$2,455)	(\$9,093)	(\$4,490)	(\$5,476)	(\$3,459)	(\$1,811)	(\$3,353)	(\$5,371)	(\$5,480)	(\$4,040)	\$205	(\$685)	(\$50,073)
<b>% +/-</b>	-13%	-7%	-22%	-12%	-14%	-9%	-5%	-9%	-15%	-14%	-11%	1%	-2%	-10%
<b>2019</b>	\$30,046	\$33,937	\$32,717	\$33,996	\$32,513	\$34,690	\$34,123	\$33,631	\$31,090	\$33,475	\$33,355	\$34,263	\$37,120	\$434,956
<b>2020</b>	\$34,189	\$35,874	\$32,563	\$30,775	\$35,281	\$34,522	\$33,013	\$32,954	\$33,561	\$0	\$0	\$0	\$0	\$302,732
<b>\$ +/-</b>	\$4,143	\$1,937	(\$154)	(\$3,221)	\$2,768	(\$168)	(\$1,110)	(\$677)	\$2,471					\$5,989
<b>% +/-</b>	14%	6%	0%	-9%	9%	0%	-3%	-2%	8%					2%





### Little Caesars

#### PROFORMA - MANAGED

	T13 Periods Ending P9 2020	
SALES	\$ 440,945	
COGS:	\$ 171,969	39.0%
Crew Labor:	\$ 79,370	18.0%
GM:	\$ 30,000	6.8%
Workers Comp*:	\$ 2,187	2.0%
Payroll Taxes*:	\$ 9,843	9.0%
R&M:	\$ 4,409	1.0%
Non-Ingredient:	\$ 4,409	1.0%
Utilities:	\$ 18,500	4.2%
Rent:	\$ 28,800	6.5%
Property Tax:	\$ 9,800	2.2%
Personal Property Tax:	\$ 3,015	0.7%
Local Advertising:	\$ 2,249	0.5%
Nat'l Advertising:	\$ 17,638	4.0%
Royalty:	\$ 26,457	6.0%
Insurance:	\$ 3,950	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,512	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:	\$ 441	0.1%
Personal Expenses:	\$ 1,010	0.2%
Other G&A:	\$ 240	0.1%
Total Expenses:	\$ 430,569	97.6%
Other Income:	\$ 7,525	1.7%
Managed Cash Flow:	\$ 17,901	4.1%

#### PROFORMA - OWNER OPERATED

	T13 Periods Ending P9 2020	
SALES	\$ 440,945	
COGS:	\$ 171,969	39.0%
Crew Labor:	\$ 79,370	18.0%
Assume Owner is GM		
Workers Comp*:	\$ 1,587	2.0%
Payroll Taxes*:	\$ 7,143	9.0%
R&M:	\$ 4,409	1.0%
Non-Ingredient:	\$ 4,409	1.0%
Utilities:	\$ 18,500	4.2%
Rent:	\$ 28,800	6.5%
Property Tax:	\$ 9,800	2.2%
Personal Property Tax:	\$ 3,015	0.7%
Local Advertising:	\$ 2,249	0.5%
Nat'l Advertising:	\$ 17,638	4.0%
Royalty:	\$ 26,457	6.0%
Insurance:	\$ 3,950	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,512	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:	\$ 441	0.1%
Personal Expenses:	\$ 1,010	0.2%
Other G&A:	\$ 240	0.1%
Total Expenses:	\$ 397,269	90.1%
Other Income:	\$ 7,525	1.7%
Owner-Operated Cash Flow:	\$ 51,201	11.6%

\*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.