



CONFIDENTIAL Executive Summary

SUB
SANDWICH

Purchase Price:	\$250,000	Subway #43590
Total Annual Sales*:	\$463,855	1117 S. Cloverdale Suite B
Inventory:	\$3,500	Cloverdale, CA 95425
Managed Cash Flow**:	\$49,633	

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

* Trailing 12 months ending 7/31/2022

** 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:

Subway is the world's #1 QSR chain with over 43,000 restaurants in 110 countries. Franchisor requires sufficient net worth and liquidity, and buyer must live in the area.

Franchise Agreement Expiration: 10/15/2027	Transfer Fee: \$5,000	Training Location: Milford, CT
Royalty: 8.0%	Advertising: 4.75%	Training Period: 2 weeks
Remodel Requirements: Due, approx \$35K-\$45K		

Lease Information:

Monthly Base Rent: \$3,327	Options: 1x5yr	Security Deposit: Approx. \$3,000
Percentage Rent: N/A	CAM: Included	Real Property Available: No
Expiration: 6/30/2023	Monthly Property Tax: \$110	Increases: N/A

Location Details:

Business Established: 9/6/2008	Building Type: Inline	Building Size: 1,335 SF
Owner Since: 9/6/2008	Seating: 5	Employees: 5
Hours of Operation: 8a-10p	Licenses Needed: Business, Health	Equipment Value: \$7,500

Located in the Furber Ranch Plaza. Other businesses in the plaza include CVS, H&R Block, The UPS Store and many others. Other restaurants nearby include Taco Bell, McDonald's and Starbucks.

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.

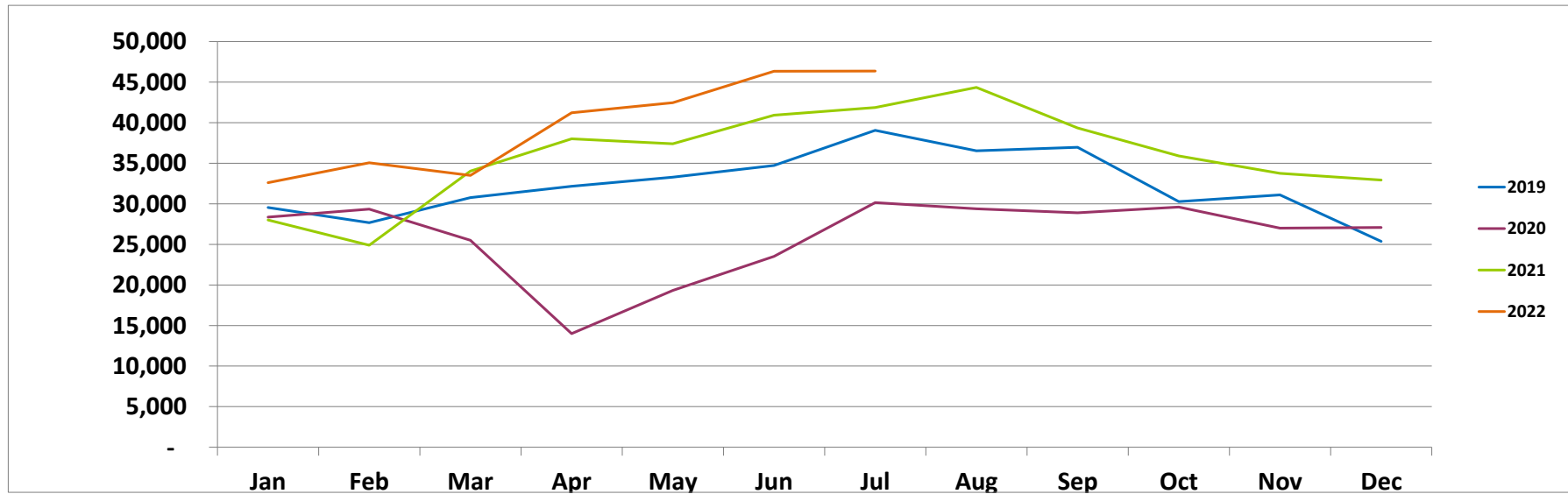


SUB SANDWICH

MONTHLY SALES

Subway #43590

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2019	\$29,547	\$27,674	\$30,765	\$32,173	\$33,290	\$34,719	\$39,060	\$36,527	\$36,969	\$30,278	\$31,101	\$25,371	\$387,474
2020	\$28,369	\$29,352	\$25,504	\$14,001	\$19,326	\$23,520	\$30,150	\$29,397	\$28,890	\$29,605	\$27,004	\$27,076	\$312,195
\$ +/-	(\$1,178)	\$1,678	(\$5,261)	(\$18,171)	(\$13,963)	(\$11,199)	(\$8,910)	(\$7,130)	(\$8,079)	(\$673)	(\$4,097)	\$1,705	(\$75,279)
% +/-	-4%	6%	-17%	-56%	-42%	-32%	-23%	-20%	-22%	-2%	-13%	7%	-19%
2020	\$28,369	\$29,352	\$25,504	\$14,001	\$19,326	\$23,520	\$30,150	\$29,397	\$28,890	\$29,605	\$27,004	\$27,076	\$312,195
2021	\$28,002	\$24,896	\$34,042	\$38,019	\$37,404	\$40,929	\$41,877	\$44,352	\$39,347	\$35,907	\$33,759	\$32,931	\$431,464
\$ +/-	(\$368)	(\$4,456)	\$8,538	\$24,018	\$18,078	\$17,409	\$11,727	\$14,955	\$10,457	\$6,302	\$6,754	\$5,855	\$119,269
% +/-	-1%	-15%	33%	172%	94%	74%	39%	51%	36%	21%	25%	22%	38%
2021	\$28,002	\$24,896	\$34,042	\$38,019	\$37,404	\$40,929	\$41,877	\$44,352	\$39,347	\$35,907	\$33,759	\$32,931	\$431,464
2022	\$32,608	\$35,060	\$33,498	\$41,220	\$42,470	\$46,337	\$46,367	\$0	\$0	\$0	\$0	\$0	\$277,560
\$ +/-	\$4,606	\$10,164	(\$545)	\$3,201	\$5,066	\$5,408	\$4,491						\$32,391
% +/-	16%	41%	-2%	8%	14%	13%	11%						13%





SUB SANDWICH

Subway #43590 PROFORMA

Trailing 12 months ending 7/31/2022		
SALES	\$ 463,855	
COGS:	\$ 119,675	25.8%
Labor:	\$ 125,937	27.2%
Workers Comp*:	\$ 3,841	3.1%
Payroll Taxes*:	\$ 19,520	15.5%
R&M:	\$ 2,783	0.6%
Utilities:	\$ 23,050	5.0%
Rent:	\$ 39,929	8.6%
State Tax:	\$ -	0.0%
Nat'l Advertising:	\$ 22,033	4.8%
Royalty:	\$ 37,108	8.0%
Insurance:	\$ 3,150	0.7%
Bank Charges:	\$ 300	0.1%
Credit Card Fees:	\$ 9,277	2.0%
Professional Services:	\$ 1,500	0.3%
Outside Services:	\$ 1,600	0.3%
Pest Control:	\$ 540	0.1%
Security:	\$ 675	0.1%
Permits & Licenses:	\$ 1,435	0.3%
Cash Over/Short:	\$ 464	0.1%
Other G&A:	\$ 65	0.0%
Total Expenses:	\$ 414,222	89.3%
Managed Cash Flow:	\$ 49,633	10.7%

*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.