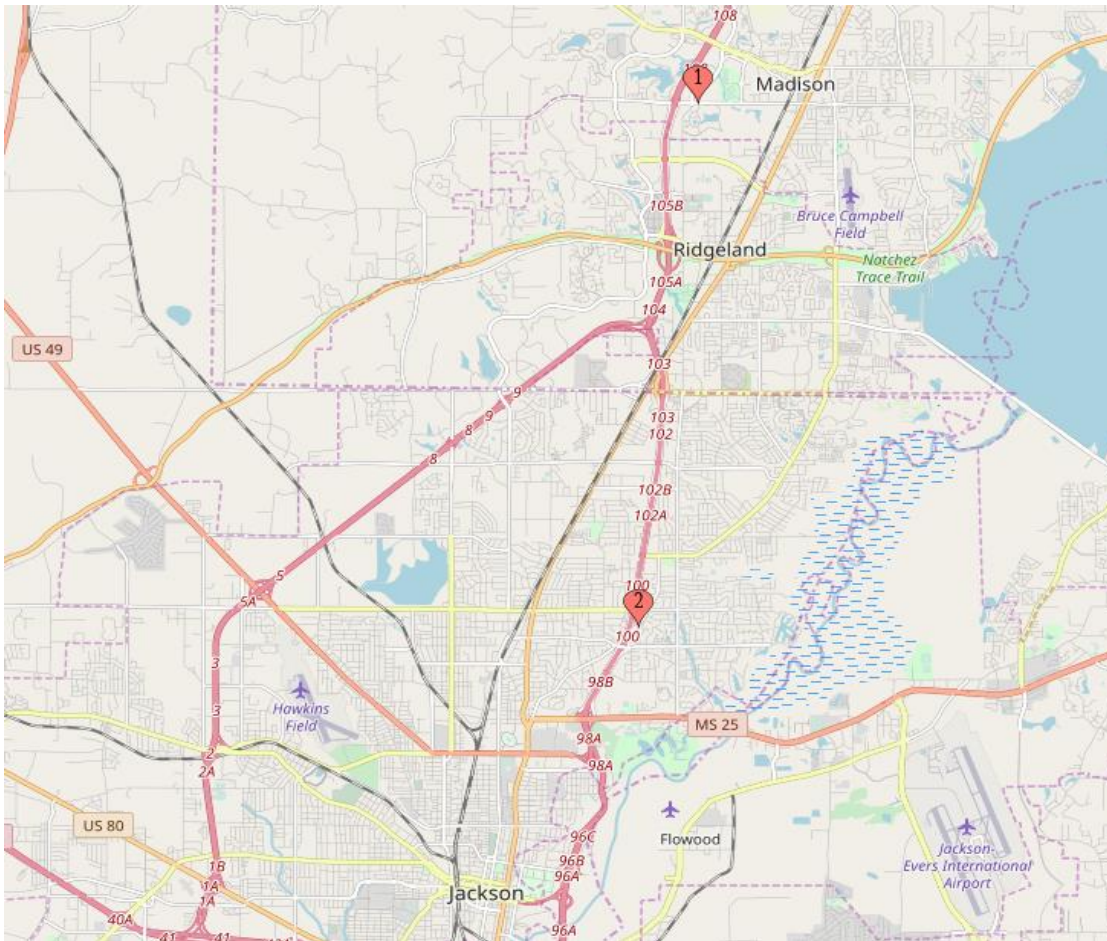




Moe's Southwest Grill 2 Locations in MS - \$900,000



Stores are approximately 15 minutes apart.

Store	Trailing 12 Months Ending 12/31/2019	Managed Cash Flow
364	\$1,001,561	\$123,565
365	\$1,050,328	\$109,595
TOTAL	\$2,051,889	\$233,161



CONFIDENTIAL Executive Summary



Purchase Price: \$900,000 for the package
Total Annual Sales*: \$1,001,561
Inventory: \$5,000
Managed Cash Flow**: \$123,565

Moe's #364
179 Grandview Blvd.
Madison, MS 39110

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

* Trailing 12 Months Ending 12/31/2019

** 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:

Focus Brands is the indirect parent company of Moe's Southwest Grill and other iconic foodservice brands (Schlotzsky's, Carvel, Cinnabon, McAlister's Deli, Auntie Anne's and Jamba). Moe's has more than 700 restaurants in 40 states. Patrons at Moe's are able to create their own unique southwestern flavor with more than 20 fresh ingredients available. Franchisor prefers at least \$100,000 in liquidity and a net worth of \$1,000,000.

Franchise Agreement Expiration: 2036
Royalty: 5.0%
Remodel Requirements: N/A

Transfer Fee: Negotiable
Advertising: 2.0%

Training Location: Atlanta or Corporate store
Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$5,777
Percentage Rent: 5% after \$1.38M
Expiration: February 2027

Options: 3x5yr
CAM: \$516
Monthly Property Tax: \$429

Security Deposit: None
Real Property Available: No
Increases: 7.14% in year 6

Location Details:

Business Established: February 2017
Owner Since: February 2017
Hours of Operation: 11a - 9p

Building Type: Endcap
Seating: 80
Licenses Needed: Business, Health

Building Size: 2,476 SF
Employees: 22
Equipment Value: \$120,000

Located off I-55 between Madison Ave and Main St. Endcap location in the same shopping plaza as a Dick's Sporting Goods, HomeGoods, Best Buy, Stein Mart, Ulta and others. Plenty of parking available. A Sam's Club, Lowe's, Walmart and cinema are all nearby. Nearby restaurants include Karibe Mexican Grill, Corner Bakery, Zaxby's and Firehouse Subs.

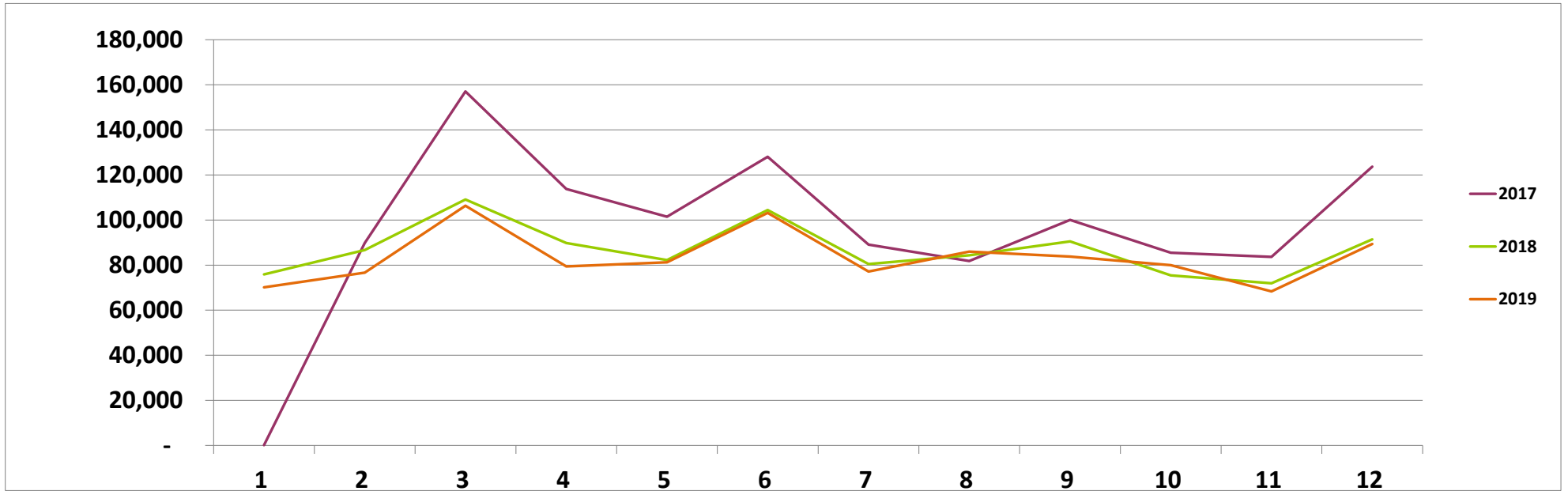
Remember you have agreed to keep all FranBizNetwork listings confidential.

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

Moe's #364

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2017	\$119	\$89,809	\$157,053	\$113,744	\$101,467	\$128,041	\$89,077	\$81,843	\$100,087	\$85,488	\$83,623	\$123,645	\$1,153,996
2018	\$75,866	\$86,713	\$109,107	\$89,814	\$82,226	\$104,416	\$80,451	\$84,369	\$90,479	\$75,470	\$71,936	\$91,424	\$1,042,271
\$ +/-	\$75,747	(\$3,096)	(\$47,946)	(\$23,930)	(\$19,241)	(\$23,625)	(\$8,626)	\$2,526	(\$9,608)	(\$10,018)	(\$11,687)	(\$32,221)	(\$111,725)
% +/-	63653%	-3%	-31%	-21%	-19%	-18%	-10%	3%	-10%	-12%	-14%	-26%	-10%
2018	\$75,866	\$86,713	\$109,107	\$89,814	\$82,226	\$104,416	\$80,451	\$84,369	\$90,479	\$75,470	\$71,936	\$91,424	\$1,042,271
2019	\$70,121	\$76,646	\$106,350	\$79,379	\$81,276	\$103,192	\$77,173	\$85,988	\$83,797	\$79,954	\$68,332	\$89,353	\$1,001,561
\$ +/-	(\$5,745)	(\$10,067)	(\$2,757)	(\$10,435)	(\$950)	(\$1,224)	(\$3,278)	\$1,619	(\$6,682)	\$4,484	(\$3,604)	(\$2,071)	(\$40,710)
% +/-	-8%	-12%	-3%	-12%	-1%	-1%	-4%	2%	-7%	6%	-5%	-2%	-4%





Moe's #364 PROFORMA

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 1,001,561	
COGS:	\$ 354,553	35.4%
Crew Labor:	\$ 195,304	19.5%
GM:	\$ 35,000	3.5%
Workers Comp*:	\$ 2,303	1.0%
Payroll Taxes*:	\$ 21,418	9.3%
R&M:	\$ 13,020	1.3%
Non-Ingredient:	\$ 20,031	2.0%
Utilities:	\$ 27,100	2.7%
Rent:	\$ 69,324	6.9%
CAM:	\$ 6,190	0.6%
Property Tax:	\$ 5,150	0.5%
Personal Property Tax:	\$ 1,000	0.1%
Local Advertising:	\$ 20,031	2.0%
Nat'l Advertising:	\$ 20,031	2.0%
Royalty:	\$ 50,078	5.0%
Equipment Lease:	\$ 710	0.1%
Insurance:	\$ 7,000	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 16,025	1.6%
Professional Services:	\$ 4,500	0.4%
Laundry/Uniforms:	\$ 1,800	0.2%
Permits & Licenses:	\$ 600	0.1%
Cash Over/Short:	\$ 1,002	0.1%
Employee Benefits:	\$ 1,500	0.1%
Other G&A:	\$ 3,725	0.4%
Total Expenses:	\$ 877,996	87.7%
Managed Cash Flow:	\$ 123,565	12.3%

*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.



CONFIDENTIAL Executive Summary



Purchase Price: \$900,000 for the package
Total Annual Sales*: \$1,050,328
Inventory: \$5,000
Managed Cash Flow**: \$109,595

Moe's #365
1220 East Northside Dr.
Jackson, MS 39211

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

* Trailing 12 Months Ending 12/31/2019

** 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:

Focus Brands is the indirect parent company of Moe's Southwest Grill and other iconic foodservice brands (Schlotzsky's, Carvel, Cinnabon, McAlister's Deli, Auntie Anne's and Jamba). Moe's has more than 700 restaurants in 40 states. Patrons at Moe's are able to create their own unique southwestern flavor with more than 20 fresh ingredients available. Franchisor prefers at least \$100,000 in liquidity and a net worth of \$1,000,000.

Franchise Agreement Expiration: 2036
Royalty: 5.0%
Remodel Requirements: N/A

Transfer Fee: Negotiable
Advertising: 2.0%

Training Location: Atlanta or Corporate store
Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$6,278
Percentage Rent: No
Expiration: October 2026

Options: 3x5yr
CAM: \$502
Monthly Property Tax: \$419

Security Deposit: None
Real Property Available: No
Increases: 2% annually

Location Details:

Business Established: October 2016
Owner Since: October 2016
Hours of Operation: 11a-9p

Building Type: Inline
Seating: 78
Licenses Needed: Business, Health

Building Size: 2,511 SF
Employees: 22
Equipment Value: \$125,000

Located off I-55 and E Northside Dr in the Maywood Mart Shopping Center. Other tenants include Starbucks, McDade's grocery, Massage Envy and other small businesses. Across the street is a Whole Foods Market and a upscale shopping area, Highland Village. Surrounded by residential properties. Nearby restaurants include Subway, McAlister's Deli, Aplos Simple Mediterranean.

Remember you have agreed to keep all FranBizNetwork listings confidential.

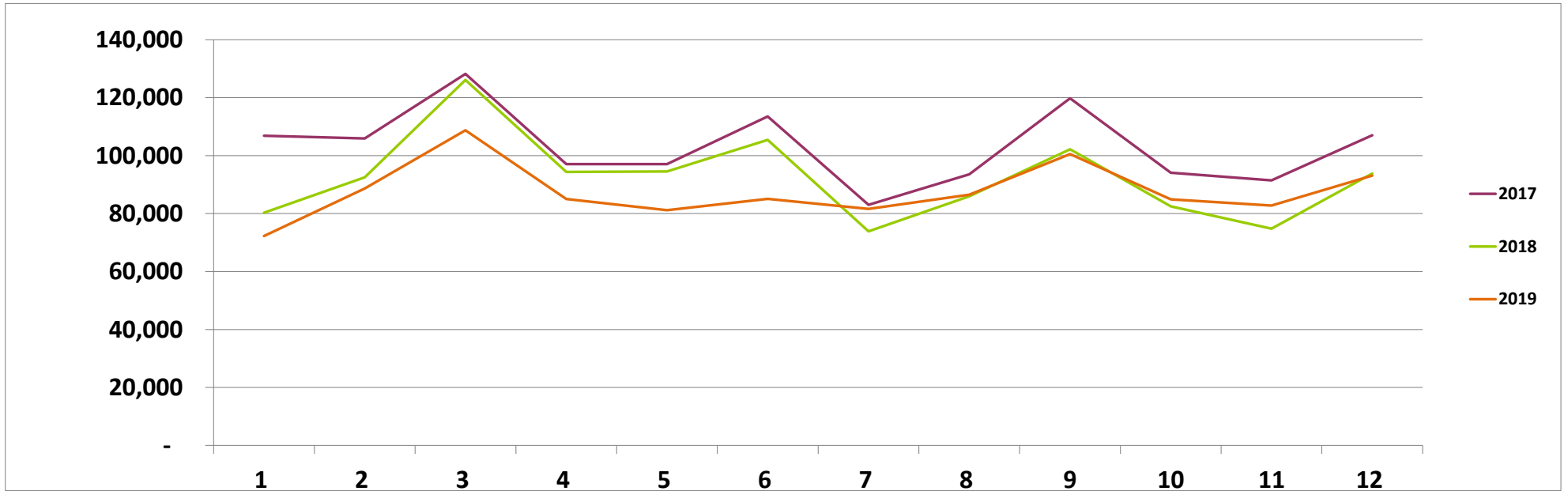
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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

Moe's #365

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2017	\$106,856	\$105,945	\$128,214	\$97,091	\$97,060	\$113,540	\$83,018	\$93,548	\$119,777	\$94,097	\$91,459	\$107,017	\$1,237,622
2018	\$80,274	\$92,485	\$126,111	\$94,370	\$94,569	\$105,435	\$73,874	\$85,972	\$102,160	\$82,472	\$74,776	\$93,843	\$1,106,341
\$ +/-	(\$26,582)	(\$13,460)	(\$2,103)	(\$2,721)	(\$2,491)	(\$8,105)	(\$9,144)	(\$7,576)	(\$17,617)	(\$11,625)	(\$16,683)	(\$13,174)	(\$131,281)
% +/-	-25%	-13%	-2%	-3%	-3%	-7%	-11%	-8%	-15%	-12%	-18%	-12%	-11%
2018	\$80,274	\$92,485	\$126,111	\$94,370	\$94,569	\$105,435	\$73,874	\$85,972	\$102,160	\$82,472	\$74,776	\$93,843	\$1,106,341
2019	\$72,249	\$88,673	\$108,746	\$85,032	\$81,152	\$85,055	\$81,597	\$86,488	\$100,556	\$84,924	\$82,765	\$93,091	\$1,050,328
\$ +/-	(\$8,025)	(\$3,812)	(\$17,365)	(\$9,338)	(\$13,417)	(\$20,380)	\$7,723	\$516	(\$1,604)	\$2,452	\$7,989	(\$752)	(\$56,013)
% +/-	-10%	-4%	-14%	-10%	-14%	-19%	10%	1%	-2%	3%	11%	-1%	-5%





Moe's #365 PROFORMA

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 1,050,328	
COGS:	\$ 399,125	38.0%
Crew Labor:	\$ 194,311	18.5%
GM:	\$ 35,000	3.3%
Workers Comp*:	\$ 2,293	1.0%
Payroll Taxes*:	\$ 20,638	9.0%
R&M:	\$ 21,007	2.0%
Non-Ingredient:	\$ 10,503	1.0%
Utilities:	\$ 27,000	2.6%
Rent:	\$ 75,330	7.2%
CAM:	\$ 6,026	0.6%
Property Tax:	\$ 5,022	0.5%
Personal Property Tax:	\$ 1,000	0.1%
Local Advertising:	\$ 21,007	2.0%
Nat'l Advertising:	\$ 21,007	2.0%
Royalty:	\$ 52,516	5.0%
Insurance:	\$ 7,000	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 25,733	2.5%
Professional Services:	\$ 4,500	0.4%
Laundry/Uniforms:	\$ 300	0.0%
Security:	\$ 375	0.0%
Permits & Licenses:	\$ 2,000	0.2%
Cash Over/Short:	\$ 1,050	0.1%
Employee Benefits:	\$ 3,090	0.3%
Other G&A:	\$ 4,300	0.4%
Total Expenses:	\$ 940,733	89.6%
Managed Cash Flow:	\$ 109,595	10.4%

*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.