



**2 Little Caesars - Missouri**  
**Price: \$420,000 for Package 2**



**Real Estate Available - \$269,000**



Stores are located within 15 minutes of each other.

	Store	Trailing 12 Months Ending 07/31/2020	Managed Cash Flow
1	Little Caesars #1189-002	\$752,879	\$51,166
2	Little Caesars #3132-001	\$584,517	\$77,935
	<b>TOTAL</b>	<b>\$1,337,396</b>	<b>\$129,101</b>



**CONFIDENTIAL Executive Summary**



**Little Caesars #1189-002**  
**220 N Florissant Road**  
**Ferguson, MO 63135**



Purchase Price: \$420,000 for package  
 Total Annual Sales\*: \$752,879  
 Inventory: \$10,000  
 Managed Cash Flow\*\*: \$51,166

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

\* Trailing 12 Months Ending 07/31/2020  
 \*\* 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 in the world with restaurants on five continents. Restaurant experience is preferred. Franchisor requires a minimum of \$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.

Franchise Agreement Expiration: 1/1/2028	Transfer Fee: \$5,000	Training Location: Detroit, MI
Royalty: 6.0%	Advertising: 4.0%	Training Period: 8 weeks
Remodel Requirements: Fully complaint with i7, Caesar Vision, Pizza Portals		

**Lease Information:**

Monthly Base Rent: \$3,000	Options: Available	Security Deposit: None
Percentage Rent: N/A	CAM: Included	Real Property Available: RE Available \$269K
Expiration: 1/31/2022	Monthly Property Tax: Included	Increases: None

**Location Details:**

Business Established: 1/1/2000	Building Type: Stand Alone	Building Size: 2,800 SF
Owner Since: 1/1/2000	Seating: None	Employees: 14
Hours of Operation: Su-Sa 1:30a-10p	Licenses Needed: Business and Health	Equipment Value: \$120,000

Stand alone, brick, 2 store front building located off of N. Florissant Road and Royal Avenue. Real estate available for \$269K. Rental income \$3,600/mo. Nearby competition includes St. Louis Fish & Chicken Grill, Popeye's Louisiana Kitchen, and Super Wings. Surrounded by residential properties.

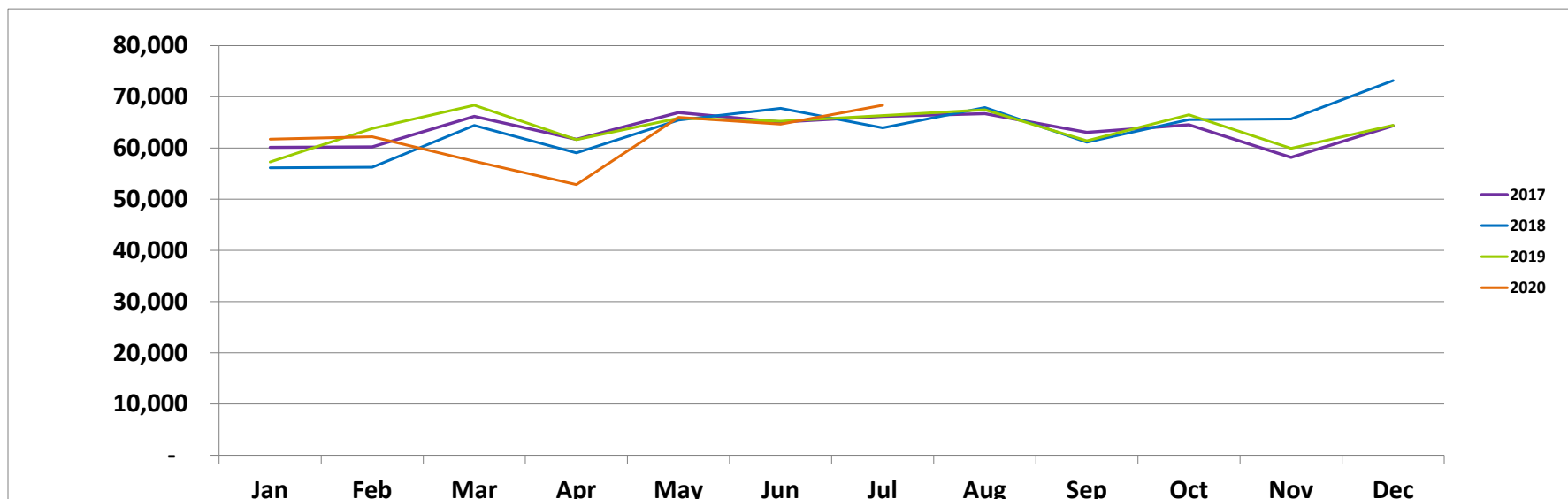
**Remember you have agreed to keep all FranBizNetwork listings confidential.**

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 #1189-002

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2017</b>	\$60,127	\$60,222	\$66,174	\$61,692	\$66,921	\$65,054	\$66,177	\$66,711	\$63,049	\$64,526	\$58,157	\$64,335	\$763,145
<b>2018</b>	\$56,123	\$56,232	\$64,391	\$59,045	\$65,453	\$67,741	\$63,919	\$67,915	\$61,126	\$65,543	\$65,649	\$73,177	\$766,314
<b>\$ +/-</b>	(\$4,004)	(\$3,990)	(\$1,783)	(\$2,647)	(\$1,468)	\$2,687	(\$2,258)	\$1,204	(\$1,923)	\$1,017	\$7,492	\$8,842	\$3,169
<b>% +/-</b>	-7%	-7%	-3%	-4%	-2%	4%	-3%	2%	-3%	2%	13%	14%	0.42%
<b>2018</b>	\$56,123	\$56,232	\$64,391	\$59,045	\$65,453	\$67,741	\$63,919	\$67,915	\$61,126	\$65,543	\$65,649	\$73,177	\$766,314
<b>2019</b>	\$57,266	\$63,793	\$68,351	\$61,621	\$65,819	\$65,212	\$66,330	\$67,472	\$61,403	\$66,499	\$59,928	\$64,446	\$768,140
<b>\$ +/-</b>	\$1,143	\$7,561	\$3,960	\$2,576	\$366	(\$2,529)	\$2,411	(\$443)	\$277	\$956	(\$5,721)	(\$8,731)	\$1,826
<b>% +/-</b>	2%	13%	6%	4%	1%	-4%	4%	-1%	0%	1%	-9%	-12%	0.24%
<b>2019</b>	\$57,266	\$63,793	\$68,351	\$61,621	\$65,819	\$65,212	\$66,330	\$67,472	\$61,403	\$66,499	\$59,928	\$64,446	\$768,140
<b>2020</b>	\$61,718	\$62,194	\$57,397	\$52,847	\$65,965	\$64,659	\$68,351	\$0	\$0	\$0	\$0	\$0	\$433,131
<b>\$ +/-</b>	\$4,452	(\$1,599)	(\$10,954)	(\$8,774)	\$146	(\$553)	\$2,021						(\$15,261)
<b>% +/-</b>	8%	-3%	-16%	-14%	0%	-1%	3%						-3.40%





**Little Caesars #1189-002  
PROFORMA**

<b>Trailing 12 Months Ending 07/31/2020</b>		
SALES	\$ 752,879	
COGS:	\$ 260,120	34.6%
Crew Labor:	\$ 149,597	19.9%
GM:	\$ 46,000	6.1%
Workers Comp*:	\$ 3,912	2.0%
Payroll Taxes*:	\$ 23,511	12.0%
R&M:	\$ 6,023	0.8%
Non-Ingredient:	\$ 44,269	5.9%
Utilities:	\$ 20,351	2.7%
Rent:	\$ 36,000	4.8%
Property Tax:	\$ 734	0.1%
Local Advertising:	\$ 828	0.1%
Nat'l Advertising:	\$ 30,115	4.0%
Royalty:	\$ 45,173	6.0%
Insurance:	\$ 9,980	1.3%
Bank Charges:	\$ 1,050	0.1%
Credit Card Fees:	\$ 11,820	1.6%
Professional Services:	\$ 7,041	0.9%
Outside Services:	\$ 1,630	0.2%
Laundry/Uniforms:	\$ 498	0.1%
Cash Over/Short:	\$ 753	0.1%
Other G&A:	\$ 368	0.0%
Total Expenses:	\$ 701,713	93.2%
Managed Cash Flow:	\$ 51,166	6.8%

\*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: \$420,000 for package  
 Total Annual Sales\*: \$584,517  
 Inventory: \$8,000  
 Managed Cash Flow\*\*: \$77,935



**Little Caesars #3132-001**  
**10716 W. Florissant Road**  
**Ferguson, MO 63136**



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

\* Trailing 12 Months Ending 07/31/2020

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Franchise Agreement Expiration: 1/1/2025

Transfer Fee: \$5,000

Training Location: Detroit, MI

Royalty: 6.0%

Advertising: 4.4%

Training Period: 6 weeks

Remodel Requirements: Fully compliant with i7, Caesar Vision and Pizza Portal

#### Lease Information:

Monthly Base Rent: \$2,000

Options: Available

Security Deposit: None

Percentage Rent: N/A

CAM: Included

Real Property Available: No

Expiration: 1/1/2024

Monthly Property Tax: Included

Increases: TBD

#### Location Details:

Business Established: 1/1/2014

Building Type: Inline

Building Size: 1,500 SF

Owner Since: 1/1/2014

Seating: None

Employees: 10

Hours of Operation: Su-Sa 10:30a-10p

Licenses Needed: Business and Health

Equipment Value: \$105,000

Located in a strip mall off W. Florissant Road, across street from Sams Club and Walmart Supercenter. Other tenants include All State, US Coast Guard Recruiting, MetroPCS, Remy Beauty, Goodwill, Central Bank. Nearby competition includes Hibachi Grill Buffet, Domino's, Starbucks, Wingstop and McDonalds.

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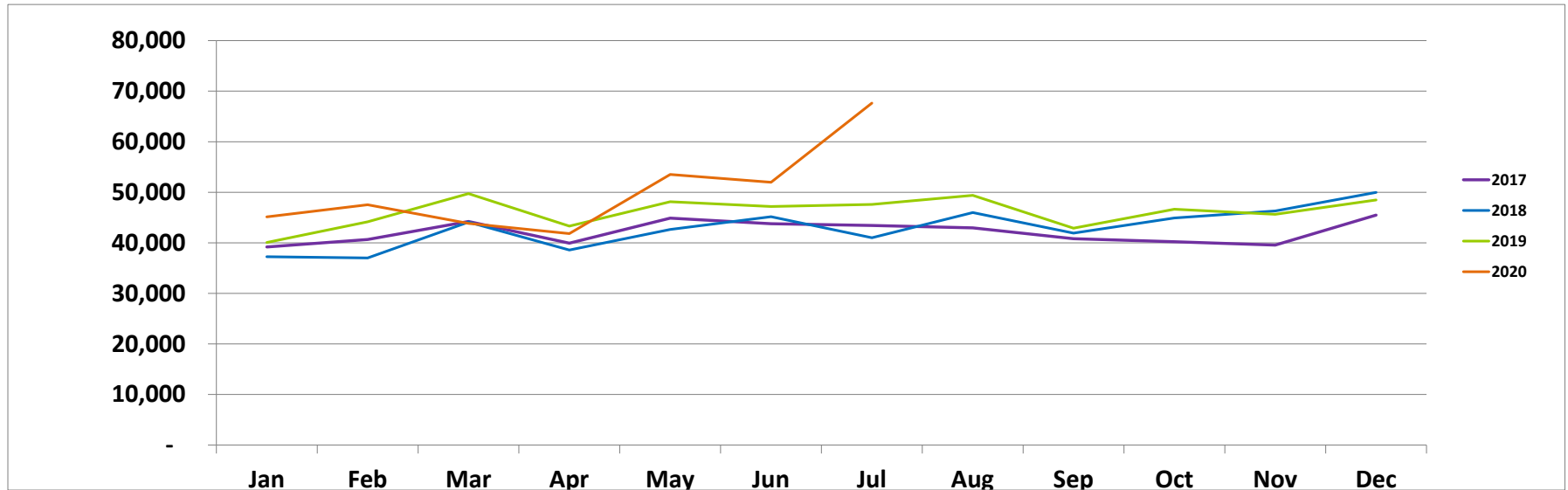
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MONTHLY SALES

Little Caesars #3132-001

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2017</b>	\$39,183	\$40,672	\$44,233	\$39,924	\$44,872	\$43,776	\$43,448	\$42,975	\$40,815	\$40,223	\$39,571	\$45,486	\$505,178
<b>2018</b>	\$37,252	\$37,010	\$44,089	\$38,587	\$42,658	\$45,160	\$40,997	\$46,004	\$41,913	\$44,908	\$46,293	\$49,976	\$514,847
<b>\$ +/-</b>	(\$1,931)	(\$3,662)	(\$144)	(\$1,337)	(\$2,214)	\$1,384	(\$2,451)	\$3,029	\$1,098	\$4,685	\$6,722	\$4,490	\$9,669
<b>% +/-</b>	-5%	-9%	0%	-3%	-5%	3%	-6%	7%	3%	12%	17%	10%	2%
<b>2018</b>	\$37,252	\$37,010	\$44,089	\$38,587	\$42,658	\$45,160	\$40,997	\$46,004	\$41,913	\$44,908	\$46,293	\$49,976	\$514,847
<b>2019</b>	\$40,070	\$44,172	\$49,734	\$43,294	\$48,148	\$47,180	\$47,604	\$49,395	\$42,885	\$46,638	\$45,630	\$48,495	\$553,245
<b>\$ +/-</b>	\$2,818	\$7,162	\$5,645	\$4,707	\$5,490	\$2,020	\$6,607	\$3,391	\$972	\$1,730	(\$663)	(\$1,481)	\$38,398
<b>% +/-</b>	8%	19%	13%	12%	13%	4%	16%	7%	2%	4%	-1%	-3%	7%
<b>2019</b>	\$40,070	\$44,172	\$49,734	\$43,294	\$48,148	\$47,180	\$47,604	\$49,395	\$42,885	\$46,638	\$45,630	\$48,495	\$553,245
<b>2020</b>	\$45,138	\$47,533	\$43,829	\$41,827	\$53,523	\$51,989	\$67,635	\$0	\$0	\$0	\$0	\$0	\$351,474
<b>\$ +/-</b>	\$5,068	\$3,361	(\$5,905)	(\$1,467)	\$5,375	\$4,809	\$20,031						\$31,272
<b>% +/-</b>	13%	8%	-12%	-3%	11%	10%	42%						10%





## Little Caesars #3132-001 PROFORMA

Trailing 12 Months Ending 07/31/2020		
SALES	\$ 584,517	
COGS:	\$ 200,372	34.3%
Crew Labor:	\$ 90,717	15.5%
GM:	\$ 33,817	5.8%
Workers Comp*:	\$ 2,491	2.0%
Payroll Taxes*:	\$ 18,419	14.8%
R&M:	\$ 1,929	0.3%
Non-Ingredient:	\$ 34,954	6.0%
Utilities:	\$ 13,784	2.4%
Rent:	\$ 28,114	4.8%
Property Tax:	\$ 930	0.2%
Nat'l Advertising:	\$ 23,381	4.0%
Royalty:	\$ 35,071	6.0%
Insurance:	\$ 8,141	1.4%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 8,943	1.5%
Professional Services:	\$ 2,806	0.5%
Cash Over/Short:	\$ 585	0.1%
<b>Total Expenses:</b>	<b>\$ 506,582</b>	<b>86.7%</b>
<b>Managed Cash Flow:</b>	<b>\$ 77,935</b>	<b>13.3%</b>

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

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