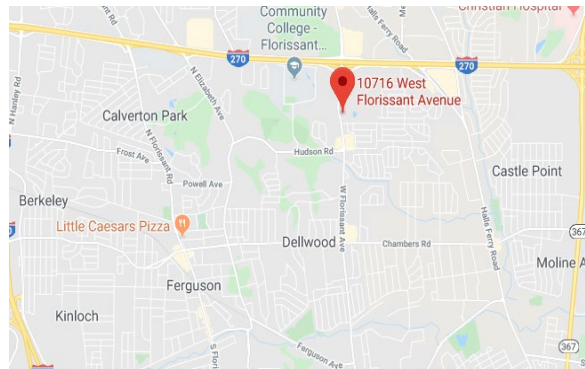


2 Little Caesars - Missouri
Price: \$420,000 for Package 2



Real Estate Available - \$269,000



Stores are located within 15 minutes of each other.

	Store	Trailing 12 Months Ending 12/31/2019	Managed Cash Flow
1	Little Caesars #1189-002	\$768,140	\$54,880
2	Little Caesars #3132-001	\$553,245	\$68,661
	TOTAL	\$1,321,385	\$123,541



CONFIDENTIAL Executive Summary



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



Purchase Price:	\$420,000 for package
Total Annual Sales*:	\$768,140
Inventory:	\$10,000
Managed Cash Flow**:	\$54,880

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:

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

Royalty: 6.0%

Remodel Requirements: Fully complaint with i7, Caesar Vision, Pizza Portals

Transfer Fee: \$5,000

Advertising: 4.0%

Training Location: Detroit, MI

Training Period: 8 weeks

Lease Information:

Monthly Base Rent: \$3,000

Percentage Rent: N/A

Expiration: 1/31/2022

Options: Available

CAM: Included

Monthly Property Tax: Included

Security Deposit: None

Real Property Available: RE Available \$269K

Increases: None

Location Details:

Business Established: 1/1/2000

Owner Since: 1/1/2000

Hours of Operation: Su-Sa 1:30a-10p

Building Type: Stand Alone

Seating: None

Licenses Needed: Business and Health

Building Size: 2,800 SF

Employees: 14

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.

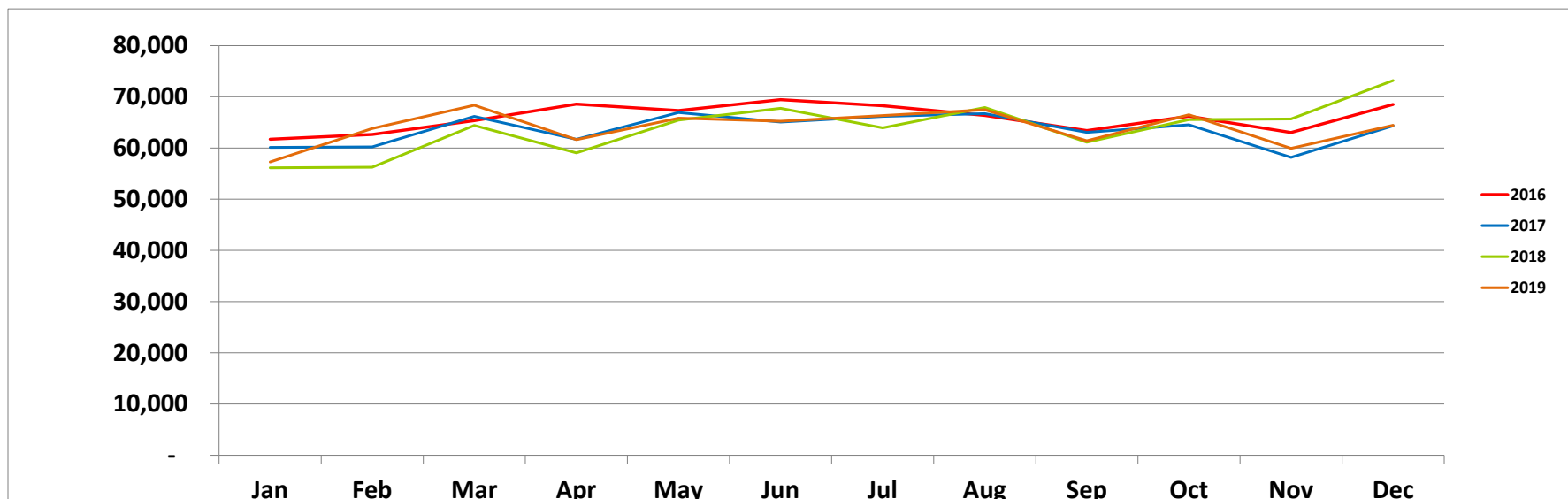
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MONTHLY SALES

Little Caesars #1189-002

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$61,706	\$62,635	\$65,341	\$68,570	\$67,297	\$69,435	\$68,264	\$66,360	\$63,395	\$66,209	\$63,025	\$68,494	\$790,731
2017	\$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
\$ +/-	(\$1,579)	(\$2,413)	\$833	(\$6,878)	(\$376)	(\$4,381)	(\$2,087)	\$351	(\$346)	(\$1,683)	(\$4,868)	(\$4,159)	(\$27,586)
% +/-	-3%	-4%	1%	-10%	-1%	-6%	-3%	1%	-1%	-3%	-8%	-6%	-3.49%
2017	\$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
2018	\$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
\$ +/-	(\$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
% +/-	-7%	-7%	-3%	-4%	-2%	4%	-3%	2%	-3%	2%	13%	14%	0.42%
2018	\$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
2019	\$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
\$ +/-	\$1,143	\$7,561	\$3,960	\$2,576	\$366	(\$2,529)	\$2,411	(\$443)	\$277	\$956	(\$5,721)	(\$8,731)	\$1,826
% +/-	2%	13%	6%	4%	1%	-4%	4%	-1%	0%	1%	-9%	-12%	0.24%





**Little Caesars #1189-002
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 768,140	
COGS:	\$ 265,392	34.6%
Crew Labor:	\$ 152,629	19.9%
GM:	\$ 46,000	6.0%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 3,973	2.0%
Payroll Taxes*:	\$ 23,875	12.0%
R&M:	\$ 6,145	0.8%
Non-Ingredient:	\$ 45,167	5.9%
Utilities:	\$ 20,351	2.6%
Rent:	\$ 36,000	4.7%
CAM:	\$ -	0.0%
Property Tax:	\$ 734	0.1%
Personal Property Tax:	\$ -	0.0%
Local Advertising:	\$ 845	0.1%
Nat'l Advertising:	\$ 30,726	4.0%
Royalty:	\$ 46,088	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 9,980	1.3%
Bank Charges:	\$ 1,050	0.1%
Credit Card Fees:	\$ 12,060	1.6%
Professional Services:	\$ 7,041	0.9%
Outside Services:	\$ 1,630	0.2%
Laundry/Uniforms:	\$ 498	0.1%
Cash Over/Short:	\$ 768	0.1%
Employee Benefits:	\$ -	0.0%
Other G&A:	\$ 368	0.0%
Total Expenses:	\$ 713,260	92.9%
Managed Cash Flow:	\$ 54,880	7.1%

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

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CONFIDENTIAL Executive Summary

Purchase Price: \$420,000 for package
 Total Annual Sales*: \$553,245
 Inventory: \$8,000
 Managed Cash Flow**: \$68,661



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 12/31/2019

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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: 1/1/2025
 Royalty: 6.0%

Transfer Fee: \$5,000
 Advertising: 4.4%

Training Location: Detroit, MI
 Training Period: 8 weeks

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

Lease Information:

Monthly Base Rent: \$2,000
 Percentage Rent: N/A
 Expiration: 1/1/2024

Options: Available
 CAM: Included
 Monthly Property Tax: Included

Security Deposit: None
 Real Property Available: No
 Increases: TBD

Location Details:

Business Established: 1/1/2014
 Owner Since: 1/1/2014

Building Type: Inline
 Seating: None
 Licenses Needed: Business and Health

Building Size: 1,500 SF
 Employees: 10
 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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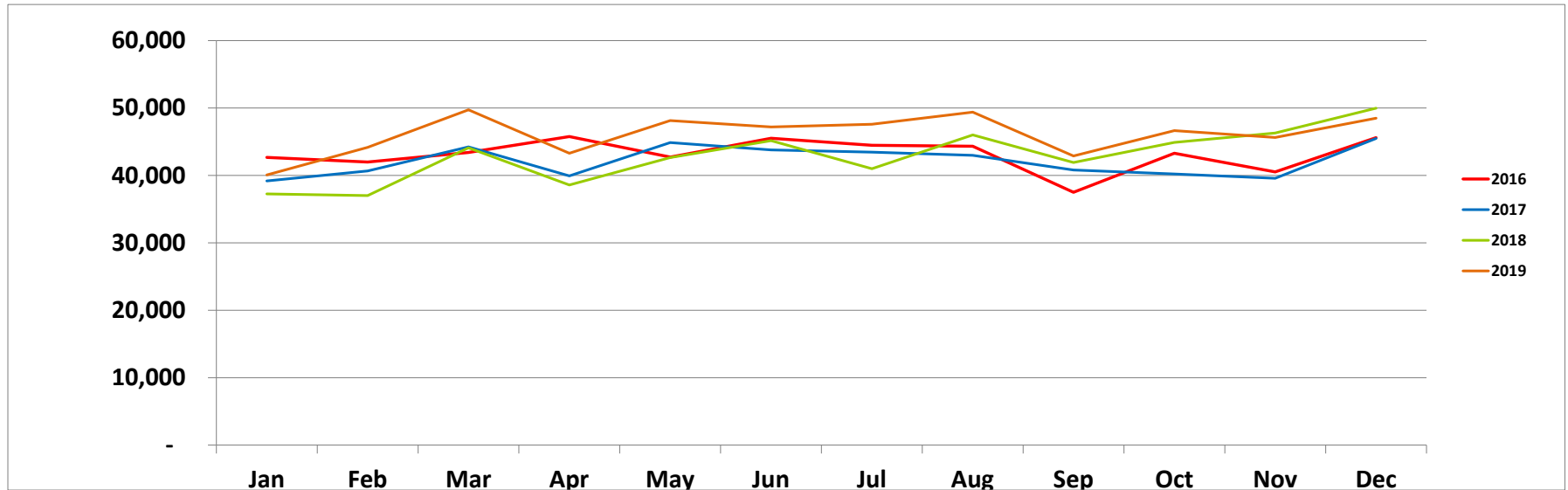
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MONTHLY SALES

Little Caesars #3132-001

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2016	\$42,680	\$41,999	\$43,418	\$45,765	\$42,717	\$45,517	\$44,481	\$44,322	\$37,499	\$43,296	\$40,525	\$45,595	\$517,814
2017	\$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
\$ +/-	(\$3,497)	(\$1,327)	\$815	(\$5,841)	\$2,155	(\$1,741)	(\$1,033)	(\$1,347)	\$3,316	(\$3,073)	(\$954)	(\$109)	(\$12,636)
% +/-	-8%	-3%	2%	-13%	5%	-4%	-2%	-3%	9%	-7%	-2%	0%	-2%
2017	\$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
2018	\$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
\$ +/-	(\$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
% +/-	-5%	-9%	0%	-3%	-5%	3%	-6%	7%	3%	12%	17%	10%	2%
2018	\$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
2019	\$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
\$ +/-	\$2,818	\$7,162	\$5,645	\$4,707	\$5,490	\$2,020	\$6,607	\$3,391	\$972	\$1,730	(\$663)	(\$1,481)	\$38,398
% +/-	8%	19%	13%	12%	13%	4%	16%	7%	2%	4%	-1%	-3%	7%





**Little Caesars #3132-001
PROFORMA**

Trailing 12 Months Ending 12/31/2019		
SALES	\$ 553,245	
COGS:	\$ 189,652	34.3%
Crew Labor:	\$ 85,864	15.5%
GM:	\$ 33,817	6.1%
Other Store Level Mgmt:	\$ -	0.0%
Workers Comp*:	\$ 2,394	2.0%
Payroll Taxes*:	\$ 17,701	14.8%
R&M:	\$ 1,826	0.3%
Non-Ingredient:	\$ 33,084	6.0%
Utilities:	\$ 13,784	2.5%
Rent:	\$ 28,114	5.1%
CAM:	\$ -	0.0%
Property Tax:	\$ 930	0.2%
Personal Property Tax:	\$ -	0.0%
Local Advertising:	\$ -	0.0%
Nat'l Advertising:	\$ 22,130	4.0%
Royalty:	\$ 33,195	6.0%
Equipment Lease:	\$ -	0.0%
Insurance:	\$ 8,141	1.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 8,465	1.5%
Professional Services:	\$ 2,806	0.5%
Outside Services:	\$ -	0.0%
Laundry/Uniforms:	\$ -	0.0%
Cash Over/Short:	\$ 553	0.1%
Total Expenses:	\$ 484,584	87.6%
Managed Cash Flow:	\$ 68,661	12.4%

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

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