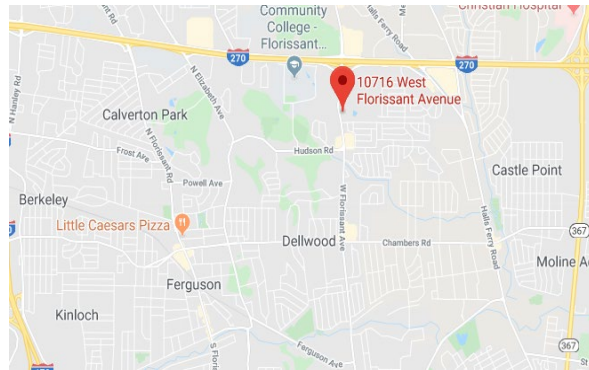




2 Little Caesars - Missouri
Price: \$498,000 for Package 2



Real Estate Available



Stores are located within 15 minutes of each other.

	Store	Trailing 12 Months Ending 12/31/2020	Managed Cash Flow
1	Little Caesars #1189-002	\$797,571	\$62,042
2	Little Caesars #3132-001	\$679,353	\$106,058
	TOTAL	\$1,476,924	\$168,099



CONFIDENTIAL Executive Summary



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



Purchase Price:	\$249,000
Total Annual Sales*:	\$797,571
Inventory:	\$10,000
Managed Cash Flow**:	\$62,042

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

- * Trailing 12 Months Ending 12/31/2020
- ** 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. 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.

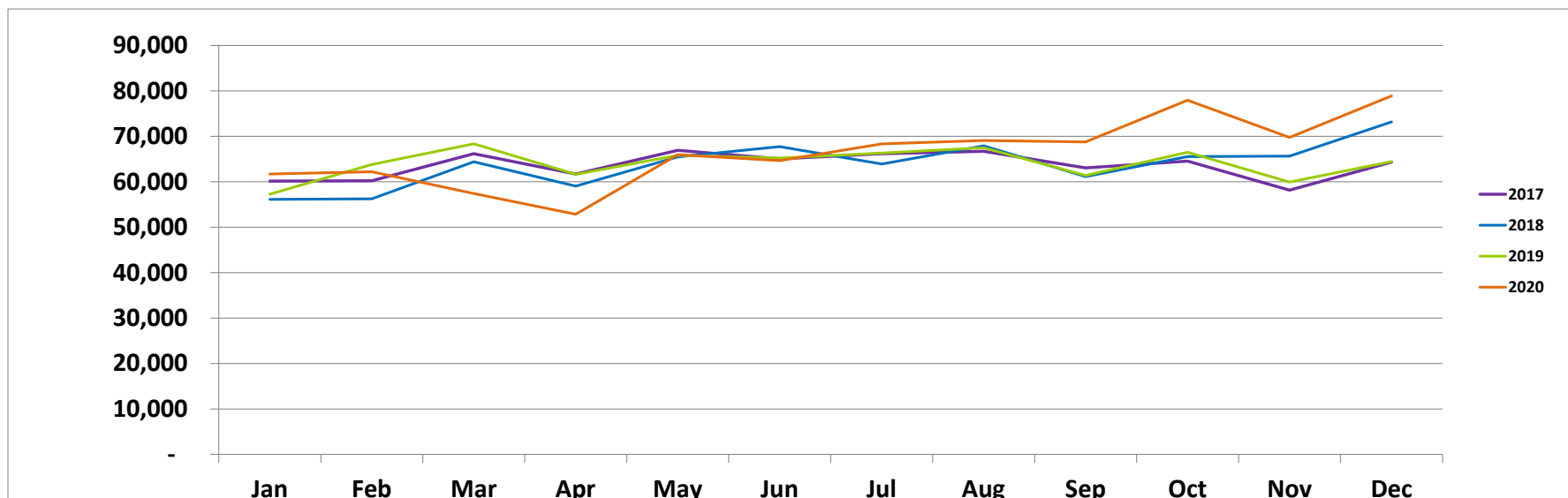
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MONTHLY SALES

Little Caesars #1189-002

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
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%
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
2020	\$61,718	\$62,194	\$57,397	\$52,847	\$65,965	\$64,659	\$68,351	\$69,087	\$68,777	\$77,934	\$69,745	\$78,897	\$797,571
\$ +/-	\$4,452	(\$1,599)	(\$10,954)	(\$8,774)	\$146	(\$553)	\$2,021	\$1,615	\$7,374	\$11,435	\$9,817	\$14,451	\$29,431
% +/-	8%	-3%	-16%	-14%	0%	-1%	3%	2%	12%	17%	16%	22%	3.83%





**Little Caesars #1189-002
PROFORMA**

Trailing 12 Months Ending 12/31/2020		
SALES	\$ 797,571	
COGS:	\$ 275,561	34.6%
Crew Labor:	\$ 158,477	19.9%
GM:	\$ 46,000	5.8%
Workers Comp*:	\$ 4,090	2.0%
Payroll Taxes*:	\$ 24,578	12.0%
R&M:	\$ 6,381	0.8%
Non-Ingredient:	\$ 46,897	5.9%
Utilities:	\$ 20,351	2.6%
Rent:	\$ 36,000	4.5%
Property Tax:	\$ 734	0.1%
Local Advertising:	\$ 877	0.1%
Nat'l Advertising:	\$ 31,903	4.0%
Royalty:	\$ 47,854	6.0%
Insurance:	\$ 9,980	1.3%
Bank Charges:	\$ 1,050	0.1%
Credit Card Fees:	\$ 12,522	1.6%
Professional Services:	\$ 7,041	0.9%
Outside Services:	\$ 1,630	0.2%
Laundry/Uniforms:	\$ 498	0.1%
Cash Over/Short:	\$ 798	0.1%
Other G&A:	\$ 368	0.0%
Total Expenses:	\$ 735,529	92.2%
Managed Cash Flow:	\$ 62,042	7.8%

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

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CONFIDENTIAL Executive Summary

Purchase Price: \$249,000
 Total Annual Sales*: \$679,353
 Inventory: \$8,000
 Managed Cash Flow**: \$106,058



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 12/31/2020

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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: 1/1/2025

Royalty: 6.0%

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

Transfer Fee: \$5,000

Advertising: 4.4%

Training Location: Detroit, MI

Training Period: 6 weeks

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

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

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. Sales up 23% from last year.

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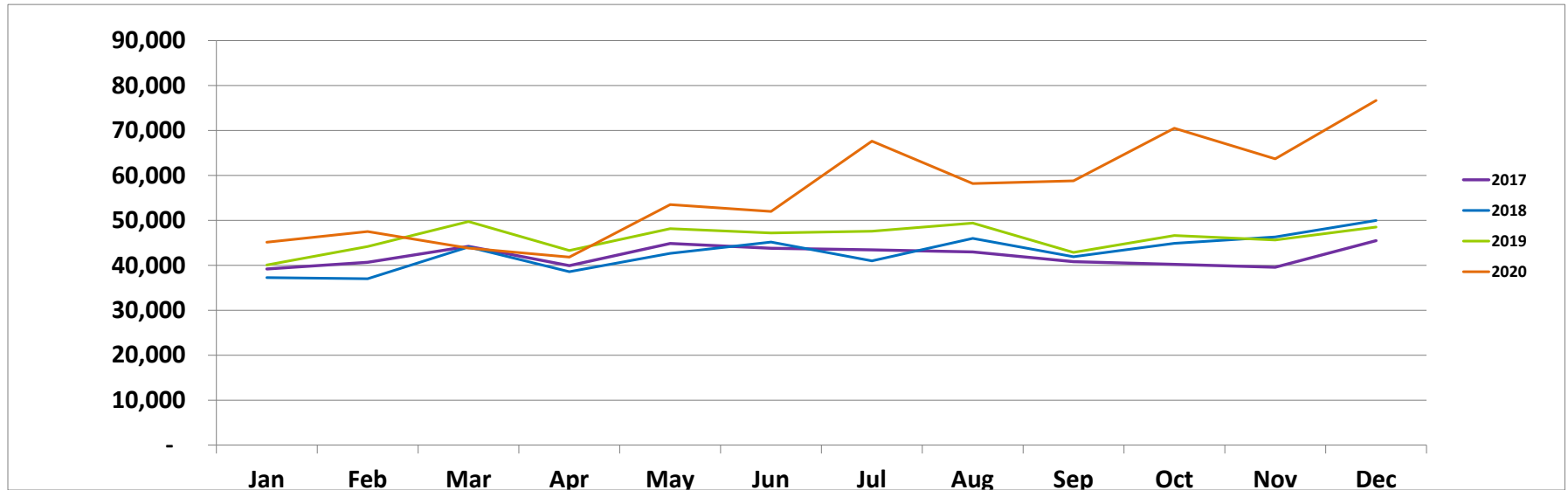
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MONTHLY SALES

Little Caesars #3132-001

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
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%
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
2020	\$45,138	\$47,533	\$43,829	\$41,827	\$53,523	\$51,989	\$67,635	\$58,206	\$58,791	\$70,507	\$63,696	\$76,679	\$679,353
\$ +/-	\$5,068	\$3,361	(\$5,905)	(\$1,467)	\$5,375	\$4,809	\$20,031	\$8,811	\$15,906	\$23,869	\$18,066	\$28,184	\$126,108
% +/-	13%	8%	-12%	-3%	11%	10%	42%	18%	37%	51%	40%	58%	23%





**Little Caesars #3132-001
PROFORMA**

Trailing 12 Months Ending 12/31/2020		
SALES	\$ 679,353	
COGS:	\$ 232,882	34.3%
Crew Labor:	\$ 105,436	15.5%
GM:	\$ 33,817	5.0%
Workers Comp*:	\$ 2,785	2.0%
Payroll Taxes*:	\$ 20,595	14.8%
R&M:	\$ 2,242	0.3%
Non-Ingredient:	\$ 40,625	6.0%
Utilities:	\$ 13,784	2.0%
Rent:	\$ 28,114	4.1%
Property Tax:	\$ 930	0.1%
Nat'l Advertising:	\$ 27,174	4.0%
Royalty:	\$ 40,761	6.0%
Insurance:	\$ 8,141	1.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,394	1.5%
Professional Services:	\$ 2,806	0.4%
Cash Over/Short:	\$ 679	0.1%
Total Expenses:	\$ 573,295	84.4%
Managed Cash Flow:	\$ 106,058	15.6%

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

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