



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 04/30/2020	Managed Cash Flow
1	Little Caesars #1189-002	\$751,265	\$50,773
2	Little Caesars #3132-001	\$554,302	\$68,975
	TOTAL	\$1,305,567	\$119,748



CONFIDENTIAL Executive Summary



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



Purchase Price:	\$420,000 for package
Total Annual Sales*:	\$751,265
Inventory:	\$10,000
Managed Cash Flow**:	\$50,773

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

* Trailing 12 Months Ending 04/30/2020

** 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

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.

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.



**Little Caesars #1189-002
PROFORMA**

Trailing 12 Months Ending 04/30/2020		
SALES	\$ 751,265	
COGS:	\$ 259,562	34.6%
Crew Labor:	\$ 149,276	19.9%
GM:	\$ 46,000	6.1%
Workers Comp*:	\$ 3,906	2.0%
Payroll Taxes*:	\$ 23,472	12.0%
R&M:	\$ 6,010	0.8%
Non-Ingredient:	\$ 44,174	5.9%
Utilities:	\$ 20,351	2.7%
Rent:	\$ 36,000	4.8%
Property Tax:	\$ 734	0.1%
Local Advertising:	\$ 826	0.1%
Nat'l Advertising:	\$ 30,051	4.0%
Royalty:	\$ 45,076	6.0%
Insurance:	\$ 9,980	1.3%
Bank Charges:	\$ 1,050	0.1%
Credit Card Fees:	\$ 11,795	1.6%
Professional Services:	\$ 7,041	0.9%
Outside Services:	\$ 1,630	0.2%
Laundry/Uniforms:	\$ 498	0.1%
Cash Over/Short:	\$ 751	0.1%
Other G&A:	\$ 368	0.0%
Total Expenses:	\$ 700,492	93.2%
Managed Cash Flow:	\$ 50,773	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*: \$554,302
 Inventory: \$8,000
 Managed Cash Flow**: \$68,975



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



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

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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	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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Little Caesars #3132-001 PROFORMA

Trailing 12 Months Ending 04/30/2020		
SALES	\$ 554,302	
COGS:	\$ 190,015	34.3%
Crew Labor:	\$ 86,028	15.5%
GM:	\$ 33,817	6.1%
Workers Comp*:	\$ 2,397	2.0%
Payroll Taxes*:	\$ 17,725	14.8%
R&M:	\$ 1,829	0.3%
Non-Ingredient:	\$ 33,147	6.0%
Utilities:	\$ 13,784	2.5%
Rent:	\$ 28,114	5.1%
Property Tax:	\$ 930	0.2%
Nat'l Advertising:	\$ 22,172	4.0%
Royalty:	\$ 33,258	6.0%
Insurance:	\$ 8,141	1.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 8,481	1.5%
Professional Services:	\$ 2,806	0.5%
Cash Over/Short:	\$ 554	0.1%
Total Expenses:	\$ 485,327	87.6%
Managed Cash Flow:	\$ 68,975	12.4%

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

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