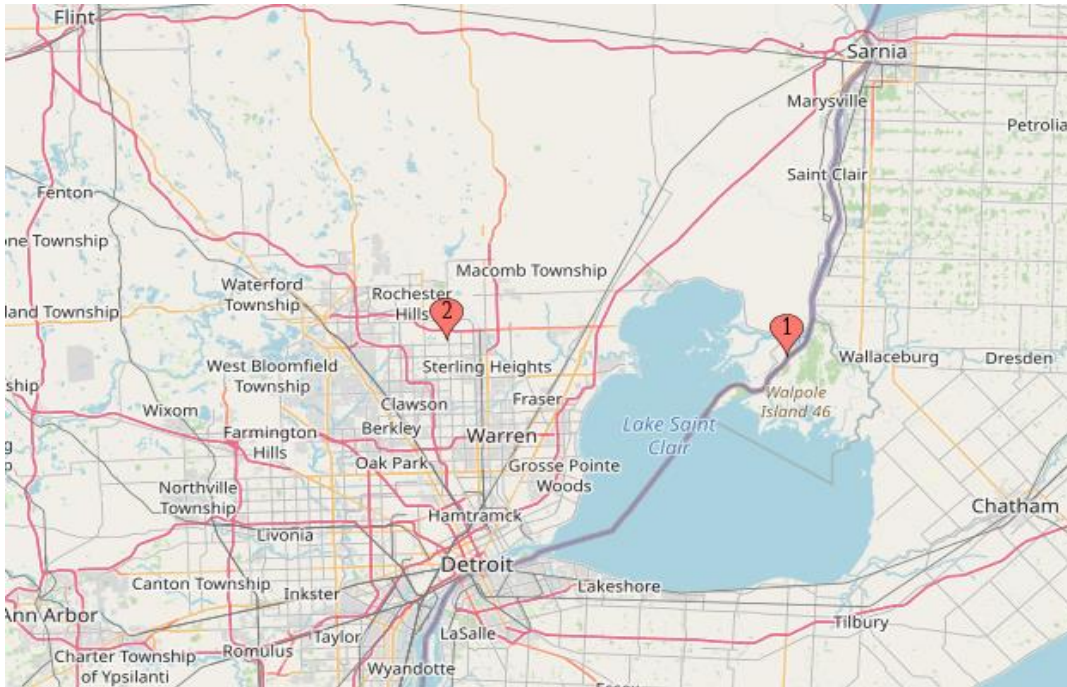


**2 Little Caesars- MI**  
**\$760,000 for package of 2**



Stores are approximately 50 minutes apart.

Map	Store	YE 2019	Managed Cash Flow
1	1984-0001 - Algonac	\$689,973	\$98,244
2	1984-0002 - Rochester Hills	\$859,924	\$141,181
	TOTAL	\$1,549,897	\$239,425



## CONFIDENTIAL Executive Summary



Purchase Price: \$760,000 for package of 2  
Total Annual Sales\*: \$689,973  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$98,244

**1984-0001 - Algonac**  
**2658 Pointe Tremble Rd**  
**Algonac, MI 48001**

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

\* YE 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. Franchisor requires a minimum of 700 credit score, \$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. Restaurant experience is preferred.

Franchise Agreement Expiration: 6/1/2024

Transfer Fee: \$5,000

Training Location: Detroit, MI

Royalty: 6.0%

Advertising: 4.4%

Training Period: 8 weeks

Remodel Requirements: None

### Lease Information:

Monthly Base Rent: \$2,350

Options: In negotiations

Security Deposit: \$0

Percentage Rent: N/A

CAM: \$500

Real Property Available: No

Expiration: 5/31/2022

Monthly Property Tax: Included

Increases: None

### Location Details:

Business Established: April 2004

Building Type: Inline with drive-thru

Building Size: 1,380 SF

Owner Since: March 2011

Seating: 4

Employees: Approx. 15

Hours of Operation: M-Su 11a-9p

Licenses Needed: Business, Health

Equipment Value: \$200,000

Inline, endcap location with drive-thru in front of Algonac Plaza. Other tenants include a Subway. Algonac Plaza includes a Kroger grocery store, a Dollar Tree and a tobacco store. East access to/from restaurant. Located across from the St Clair River and the Algonac Harbour Club and a boat launch. Nearby competitors include Hungry Howie's and Jet's Pizza.

**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.



**1984-0001 - Algonac  
PROFORMA**

	YE 2019	
SALES	\$ 689,973	
COGS:	\$ 248,390	36.0%
Crew Labor:	\$ 124,195	18.0%
GM:	\$ 28,600	4.1%
Workers Comp:	\$ 3,056	2.0%
Payroll Taxes:	\$ 21,391	14.0%
R&M:	\$ 6,900	1.0%
Non-Ingredient:	\$ 2,760	0.4%
Utilities:	\$ 22,690	3.3%
Rent:	\$ 28,200	4.1%
CAM:	\$ 6,000	0.9%
Local Advertising:	\$ 6,210	0.9%
Nat'l Advertising:	\$ 30,359	4.4%
Royalty:	\$ 41,398	6.0%
Insurance:	\$ 3,105	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,350	1.5%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ 1,300	0.2%
Permits & Licenses:	\$ 275	0.0%
Cash Over/Short:	\$ 690	0.1%
Employee Benefits:	\$ 515	0.1%
Other G&A:	\$ 245	0.0%
Total Expenses:	\$ 591,729	85.8%
Other Income:	\$ -	0.0%
Managed Cash Flow:	\$ 98,244	14.2%

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: \$760,000 for package of 2  
Total Annual Sales\*: \$859,924  
Inventory: \$5,000  
Managed Cash Flow\*\*: \$141,181

**1984-0002 - Rochester Hills**  
**1820 E. Auburn**  
**Rochester Hills, MI 48307**

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

\* YE 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. Franchisor requires a minimum of 700 credit score, \$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. Restaurant experience is preferred.

Franchise Agreement Expiration: 7/1/2029

Royalty: 6.0%

Remodel Requirements: None

Transfer Fee: \$5,000

Advertising: 4.4%

Training Location: Detroit, MI

Training Period: 8 weeks

### Lease Information:

Monthly Base Rent: \$2,150

Percentage Rent: N/A

Expiration: 11/30/2021

Options: 1x5yr

CAM: Included

Monthly Property Tax: Included

Security Deposit: \$2,150

Real Property Available: No

Increases: At option \$2,300/mo

### Location Details:

Business Established: 1988

Owner Since: May 2018

Hours of Operation: M-Su 11a-9p

Building Type: Inline; endcap

Seating: 4

Licenses Needed: Business, Health

Building Size: 1,150 SF

Employees: Approx. 15

Equipment Value: \$200,000

Inline, endcap location on the corner of E Auburn Rd and Gerald Ave. Other tenants include a salon, chiropractor office, flower shop and insurance company. A large shopping area with big box stores Target, Meijer, Lowe's and movie theater is approximately 2 miles away. Surrounded by residential properties. A middle school is within a half mile. Nearby competitors include Jet's Pizza and The Original Pizza One.

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**1984-0002 - Rochester Hills  
PROFORMA**

	YE 2019	
SALES	\$ 859,924	
COGS:	\$ 335,370	39.0%
Crew Labor:	\$ 137,588	16.0%
GM:	\$ 31,200	3.6%
Workers Comp:	\$ 3,376	2.0%
Payroll Taxes:	\$ 23,630	14.0%
R&M:	\$ 12,039	1.4%
Non-Ingredient:	\$ 3,440	0.4%
Utilities:	\$ 25,840	3.0%
Rent:	\$ 25,800	3.0%
Local Advertising:	\$ 6,449	0.8%
Nat'l Advertising:	\$ 37,837	4.4%
Royalty:	\$ 51,595	6.0%
Insurance:	\$ 3,870	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 12,899	1.5%
Professional Services:	\$ 4,500	0.5%
Outside Services:	\$ 1,300	0.2%
Permits & Licenses:	\$ 275	0.0%
Cash Over/Short:	\$ 860	0.1%
Other G&A:	\$ 275	0.0%
Total Expenses:	\$ 718,743	83.6%
Other Income:	\$ -	0.0%
Managed Cash Flow:	\$ 141,181	16.4%

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