

3 Papa Murphy's Take 'N' Bake Pizza \$925,000



Sheboygan and Plymouth are within 20 minutes of each other



1 hour 10 min to Brookfield

Store	Trailing 12 Months Ending 12/31/21	Owner Operated Cash Flow
Brookfield, WI	\$494,857	\$121,658
Sheboygan, WI	\$452,312	\$100,659
Plymouth, WI	\$466,615	\$80,052
TOTAL	\$1,413,784	\$302,370



CONFIDENTIAL Executive Summary



Papa Murphy's Pizza - #WI092

**2205 N. Calhoun Road
Brookfield, WI 53005**



Purchase Price: \$330,000
 Total Annual Sales*: \$494,857
 Inventory: \$8,000
 Owner-Operated Cash Flow**: \$121,658

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

* Trailing 12 Months Ending 12/31/21

** 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:

Papa Murphy's Take N' Bake Pizza is the pioneer of the take and bake concept. They are the largest take and bake Pizza company in the world. 98% of the Papa Murphy's stores are franchised. Franchisor requires a minimum net worth of \$275,000 with at least \$80,000 in liquid. Credit score 650.

Franchise Agreement Expiration: 7/31/2025
 Royalty: 5.0%
 Remodel Requirements: None

Transfer Fee: \$15,000
 Advertising: 2.0%

Training Location: Vancouver, WA (varies)
 Training Period: 4 weeks

Lease Information:

Monthly Base Rent: \$2,997
 Percentage Rent: None
 Expiration: 7/31/2023

Options: 1x2 yr
 CAM: \$600
 Monthly Property Tax: \$44

Security Deposit: \$2,750
 Real Property Available: No
 Increases: TBD

Location Details:

Business Established: 7/1/2010
 Owner Since: 7/1/2010
 Hours of Operation: 11am - 8pm Sun-Sat

Building Type: Shopping Mall
 Seating: Take-out
 Licenses Needed: Business/Health

Building Size: 2,000 SF
 Employees: 1/FT Mgr 1 FT/10PT
 Equipment Value: \$75,000

Papa Murphy's Take N' Bake Pizza is located on N. Calhoun Road in the Ruby Isle Shopping Mall, nextdoor to Anytime Fitness, Pick n' Save, and Performance Running Outfitters. Nearby competition includes Rosati's Pizza, and Panera Bread. Sales are up from last year. Will sell units separately, some seller financing available to qualified buyers.

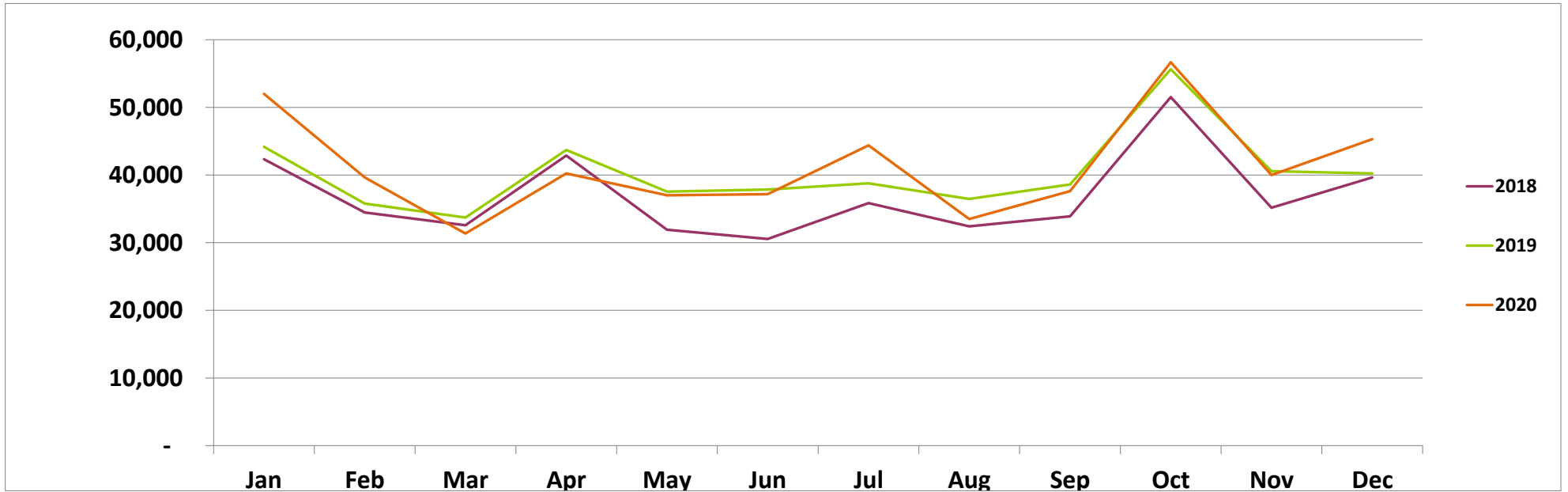
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MONTHLY SALES

Papa Murphy's Pizza - #WI092

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2018	\$42,332	\$34,457	\$32,562	\$42,876	\$31,910	\$30,543	\$35,862	\$32,410	\$33,905	\$51,518	\$35,172	\$39,634	\$443,181
2019	\$44,180	\$35,787	\$33,712	\$43,708	\$37,540	\$37,851	\$38,777	\$36,457	\$38,598	\$55,637	\$40,560	\$40,246	\$483,053
\$ +/-	\$1,848	\$1,330	\$1,150	\$832	\$5,630	\$7,308	\$2,915	\$4,047	\$4,693	\$4,119	\$5,388	\$612	\$39,872
% +/-	4%	4%	4%	2%	18%	24%	8%	12%	14%	8%	15%	2%	9%
2019	\$44,180	\$35,787	\$33,712	\$43,708	\$37,540	\$37,851	\$38,777	\$36,457	\$38,598	\$55,637	\$40,560	\$40,246	\$483,053
2020	\$51,989	\$39,645	\$31,352	\$40,228	\$37,015	\$37,169	\$44,381	\$33,489	\$37,617	\$56,665	\$39,994	\$45,313	\$494,857
\$ +/-	\$7,809	\$3,858	(\$2,360)	(\$3,480)	(\$525)	(\$682)	\$5,604	(\$2,968)	(\$981)	\$1,028	(\$566)	\$5,067	\$11,804
% +/-	18%	11%	-7%	-8%	-1%	-2%	14%	-8%	-3%	2%	-1%	13%	2%





Papa Murphy's Pizza - #WI092 PROFORMA

Trailing 12 Months Ending 12/31/21		
SALES	\$ 494,857	
COGS:	\$ 139,946	28.3%
Crew Labor:	\$ 89,074	18.0%
Assume Owner is GM		
Workers Comp*:	\$ 2,824	3.2%
Payroll Taxes*:	\$ 9,861	11.1%
R&M:	\$ 3,662	0.7%
Non-Ingredient:	\$ 396	0.1%
Utilities:	\$ 9,079	1.8%
Rent:	\$ 43,343	8.8%
Property Tax:	\$ 533	0.1%
Local Advertising:	\$ 22,269	4.5%
Nat'l Advertising:	\$ 9,897	2.0%
Royalty:	\$ 24,743	5.0%
Insurance:	\$ 4,223	0.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,918	1.6%
Professional Services:	\$ 4,500	0.9%
Permits & Licenses:	\$ 386	0.1%
Cash Over/Short:	\$ 148	0.0%
Total Expenses:	\$ 373,439	75.5%
Other Income:	\$ 240	0.0%
Owner-Operated Cash Flow:	\$ 121,658	24.6%

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

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CONFIDENTIAL Executive Summary



Purchase Price: \$300,000
 Total Annual Sales*: \$452,312
 Inventory: \$8,000
 Owner Operated Cash Flow**: \$100,659

Papa Murphy's Pizza - WI020
2229 Calumet Drive
Sheboygan, WI 53083



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

* Trailing 12 Months Ending 12/31/20
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Franchise Information:

Papa Murphy's Take N' Bake Pizza is the pioneer of the take and bake concept. They are the largest take and bake Pizza company in the world. 98% of the Papa Murphy's stores are franchised. Franchisor requires a minimum net worth of \$275,000 with at least \$80,000 in liquid. Credit score 650.

Franchise Agreement Expiration: 4/1/2022	Transfer Fee: \$15,000	Training Location: Vancouver, WA (varies)
Royalty: 5.0%	Advertising: 2.0%	Training Period: 4 weeks
Remodel Requirements: None		

Lease Information:

Monthly Base Rent: \$1,412	Options: 1x5yr	Security Deposit: None
Percentage Rent: None	CAM: \$237	Real Property Available: None
Expiration: 4/1/2022	Monthly Property Tax: \$97	Increases: TBD

Location Details:

Business Established: 1/1/2000	Building Type: Shopping Plaza	Building Size: 1500 SF
Owner Since: 4/1/2012	Seating: Take-Out	Employees: 1/FT Mgr 8/PT Employees
Hours of Operation: 11am-7pm Sun-Sat	Licenses Needed: Business/Health	Equipment Value: \$75,000

Papa Murphy's Take N' Bake Pizza is located on Calumet Drive in Plaza nextdoor to Dollar Tree. Nearby competition includes Dairy Queen, Papa John's and McDonald's. Units available as a package or sold separately. Sheboygan/Plymouth available for \$600K. Some seller financing available to qualified buyers.

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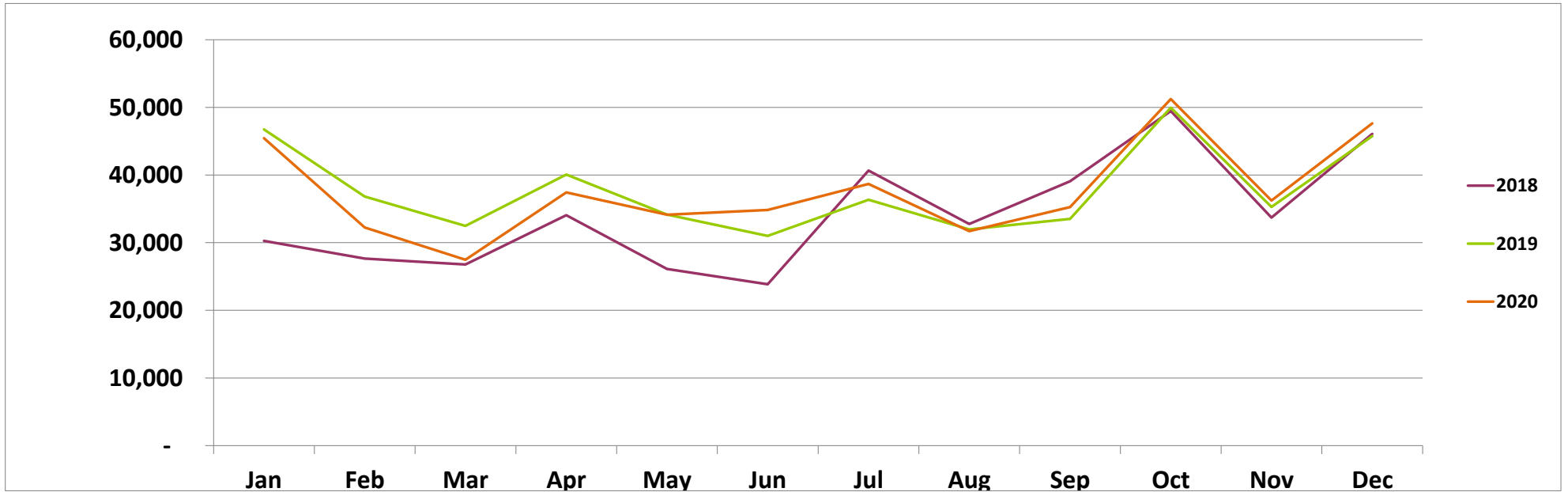
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MONTHLY SALES

Papa Murphy's Pizza - WI020

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2018	\$30,262	\$27,656	\$26,766	\$34,047	\$26,112	\$23,851	\$40,665	\$32,772	\$39,087	\$49,455	\$33,709	\$46,087	\$410,469
2019	\$46,748	\$36,807	\$32,487	\$40,071	\$34,157	\$31,000	\$36,352	\$31,950	\$33,523	\$49,958	\$35,290	\$45,756	\$454,099
\$ +/-	\$16,486	\$9,151	\$5,721	\$6,024	\$8,045	\$7,149	(\$4,313)	(\$822)	(\$5,564)	\$503	\$1,581	(\$331)	\$43,630
% +/-	54%	33%	21%	18%	31%	30%	-11%	-3%	-14%	1%	5%	-1%	11%
2019	\$46,748	\$36,807	\$32,487	\$40,071	\$34,157	\$31,000	\$36,352	\$31,950	\$33,523	\$49,958	\$35,290	\$45,756	\$454,099
2020	\$45,446	\$32,237	\$27,473	\$37,441	\$34,129	\$34,848	\$38,679	\$31,711	\$35,250	\$51,232	\$36,237	\$47,629	\$452,312
\$ +/-	(\$1,302)	(\$4,570)	(\$5,014)	(\$2,630)	(\$28)	\$3,848	\$2,327	(\$239)	\$1,727	\$1,274	\$947	\$1,873	(\$1,787)
% +/-	-3%	-12%	-15%	-7%	0%	12%	6%	-1%	5%	3%	3%	4%	0%





**Papa Murphy's Pizza - WI020
PROFORMA**

Trailing 12 Months Ending 12/31/20		
SALES	\$ 452,312	
COGS:	\$ 140,126	31.0%
Crew Labor:	\$ 82,095	18.2%
Assume Owner is GM		
Workers Comp*:	\$ 2,602	3.2%
Payroll Taxes*:	\$ 6,247	7.6%
R&M:	\$ 14,881	3.3%
Utilities:	\$ 8,005	1.8%
Rent:	\$ 16,944	3.7%
CAM:	\$ 2,687	0.6%
Property Tax:	\$ 1,170	0.3%
Local Advertising:	\$ 30,622	6.8%
Nat'l Advertising:	\$ 9,046	2.0%
Royalty:	\$ 22,616	5.0%
Insurance:	\$ 7,374	1.6%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,383	1.2%
Permits & Licenses:	\$ 446	0.1%
Cash Over/Short:	\$ 452	0.1%
Employee Benefits:	\$ 880	0.2%
Other G&A:	\$ 50	0.0%
Total Expenses:	\$ 352,226	77.9%
Other Income:	\$ 573	0.1%
Owner Operated Cash Flow:	\$ 100,659	22.3%

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

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CONFIDENTIAL Executive Summary

Purchase Price:	\$300,000
Total Annual Sales*:	\$466,615
Inventory:	\$8,000
Owner Operated Cash Flow**:	\$80,052

Papa Murphy's Pizza - WI068
58 N. Highland Avenue
Plymouth, WI 53073



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

* Trailing 12 Months Ending 12/31/20

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Franchise Agreement Expiration: 4/1/2022
Royalty: 5.0%
Remodel Requirements: None

Transfer Fee: \$15,000
Advertising: 2.0%

Training Location: Vancouver, WA
Training Period: 4 weeks

Lease Information:

Monthly Base Rent: \$2,625
Percentage Rent: None
Expiration: 4/18/2022

Options: Negotiable
CAM: \$347
Monthly Property Tax: None

Security Deposit: \$1,875
Real Property Available: No
Increases: TBD

Location Details:

Business Established: 1/1/2005
Owner Since: 4/1/2012
Hours of Operation: 11am - 7pm Sun-Sat

Building Type: Shopping Plaza
Seating: Take-Out
Licenses Needed: Business/Health

Building Size: 1,500 SF
Employees: 1 FT/11 PT
Equipment Value: \$75,000

Papa Murphy's Take N' Bake Pizza is located on corner of N. Highland Avenue and Eastern Avenue in Plaza across from Evergreen Golf Course. Close to large residential area. Nearby competition includes Cousin's Subs, Chester's Drive-In, Domino's Pizza and Subway. Units available as a package or sold separately. Sheboygan/Plymouth available for \$600K. Some seller financing available to qualified buyers.

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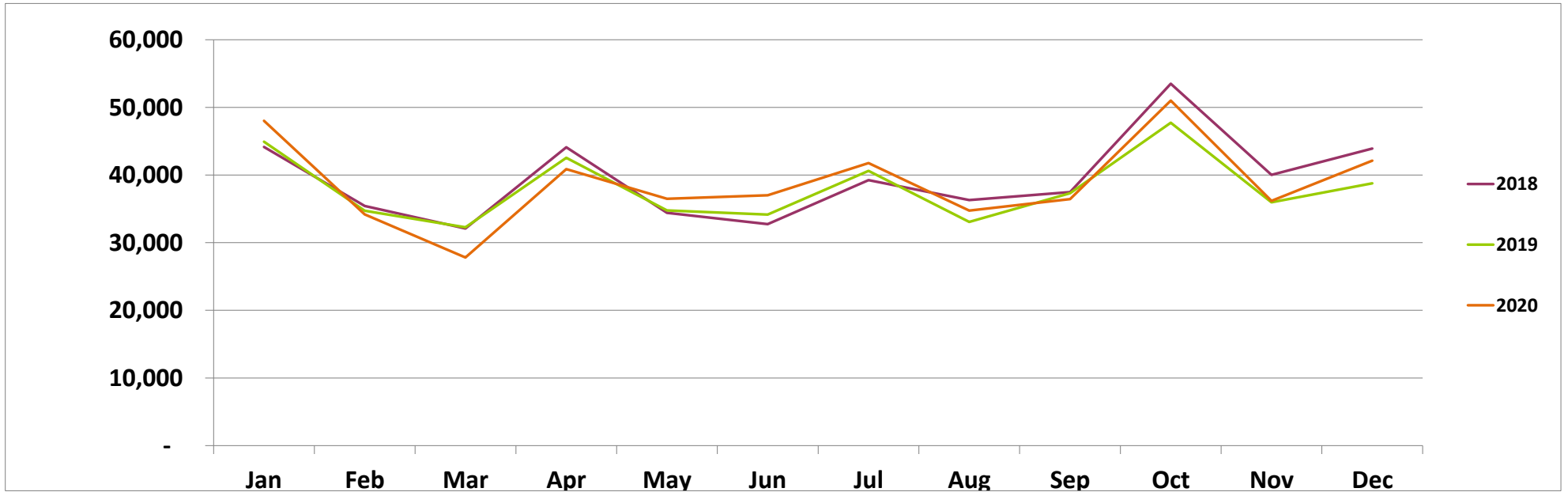
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MONTHLY SALES

Papa Murphy's Pizza - WI068

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2018	\$44,142	\$35,424	\$32,093	\$44,112	\$34,424	\$32,738	\$39,253	\$36,306	\$37,466	\$53,494	\$40,020	\$43,919	\$473,391
2019	\$44,922	\$34,713	\$32,273	\$42,552	\$34,776	\$34,145	\$40,606	\$33,071	\$37,309	\$47,730	\$35,960	\$38,765	\$456,822
\$ +/-	\$780	(\$711)	\$180	(\$1,560)	\$352	\$1,407	\$1,353	(\$3,235)	(\$157)	(\$5,764)	(\$4,060)	(\$5,154)	(\$16,569)
% +/-	2%	-2%	1%	-4%	1%	4%	3%	-9%	0%	-11%	-10%	-12%	-4%
2019	\$44,922	\$34,713	\$32,273	\$42,552	\$34,776	\$34,145	\$40,606	\$33,071	\$37,309	\$47,730	\$35,960	\$38,765	\$456,822
2020	\$48,008	\$34,165	\$27,811	\$40,872	\$36,491	\$37,001	\$41,756	\$34,743	\$36,442	\$51,004	\$36,192	\$42,130	\$466,615
\$ +/-	\$3,086	(\$548)	(\$4,462)	(\$1,680)	\$1,715	\$2,856	\$1,150	\$1,672	(\$867)	\$3,274	\$232	\$3,365	\$9,793
% +/-	7%	-2%	-14%	-4%	5%	8%	3%	5%	-2%	7%	1%	9%	2%





Papa Murphy's Pizza - WI068
PROFORMA

Trailing 12 Months Ending 12/31/20		
SALES	\$ 466,615	
COGS:	\$ 143,811	30.8%
Crew Labor:	\$ 91,457	19.6%
Assume Owner is GM		
Workers Comp*:	\$ 2,927	3.2%
Payroll Taxes*:	\$ 7,536	8.2%
R&M:	\$ 4,060	0.9%
Utilities:	\$ 9,948	2.1%
Rent:	\$ 35,667	7.6%
Property Tax:	\$ 135	0.0%
Local Advertising:	\$ 22,164	4.8%
Nat'l Advertising:	\$ 9,332	2.0%
Royalty:	\$ 23,331	5.0%
Insurance:	\$ 12,669	2.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,926	1.3%
Professional Services:	\$ 4,500	1.0%
Permits & Licenses:	\$ 446	0.1%
Cash Over/Short:	\$ 467	0.1%
Employee Benefits:	\$ 326	0.1%
Other G&A:	\$ 50	0.0%
Total Expenses:	\$ 386,736	82.9%
Other Income:	\$ 173	0.0%
Owner Operated Flow:	\$ 80,052	17.2%

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

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