

Church's Chicken - NC
\$549,000

THE ONLY STAR CERTIFIED RESTAURANT IN CHARLOTTE.

See Executive Summary for additional details.



Drive Thru



Exterior

Store	T13 Periods Ending P4 2021	Managed Cash Flow
#4884	\$1,144,454	\$210,369

Church's Chicken - NC
\$549,000



Interior

Store	T13 Periods Ending P4 2021	Managed Cash Flow
#4884	\$1,144,454	\$210,369



CONFIDENTIAL Executive Summary



Purchase Price: \$549,000
 Total Annual Sales*: \$1,144,454
 Inventory: \$7,500
 Managed Cash Flow**: \$210,369

#4884
3217 Eastway Dr.
Charlotte, NC 28205

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

* T13 Periods Ending P4 2021

** 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:

Founded in San Antonio, TX, Church's Chicken, is one of the largest chicken restaurant chains in the world, with over 1,650 locations in 29 states and 23 global markets. The chain is now headquartered in Atlanta, GA. Franchisor requires a minimum of \$650K liquidity, \$1.5M Net Worth, 650+ credit score, 5-years restaurant management experience and willingness to sign a 3 restaurant Development Agreement.

Franchise Agreement Expiration: 2/28/2030

Transfer Fee: \$5,000

Training Location: TBD

Royalty: 5.0%

Advertising: 5.0%

Training Period: 4 weeks

Remodel Requirements: None. Over \$200,000 was spent on the Star Remodel.

Lease Information:

Monthly Base Rent: \$4,392

Options: 2x5yr

Security Deposit: 1 months rent

Percentage Rent: N/A

CAM: \$504

Real Property Available: No

Expiration: 2024

Monthly Property Tax: Approx \$570/yr

Increases: 10% with each option

Location Details:

Business Established: 1998

Building Type: Freestanding w/drive thru

Building Size: 2,000 SF

Owner Since: 11/13/2014

Seating: 34

Employees: 15

Hours of Operation: 10a-10p

Licenses Needed: Business, Health

Equipment Value: \$50,000

THE ONLY STAR CERTIFIED RESTAURANT IN CHARLOTTE.

Freestanding location with drive thru located approximately a half mile from I-74, near the Commonwealth Park neighborhood of Charlotte. Located in front of the Eastway Square shopping plaza. Great visibility from busy four-lane Eastway Dr. Plenty of parking and a very accessible and spacious drive thru window. Other business nearby include a Food Lion grocery, Ross, Skechers shoe store and an H&R Block. A middle school is located nearby. Surrounded by single family homes and apartment complexes. Other restaurants nearby include Skrimp Shack, Wendy's, DQ and McDonalds.

Equipment/improvements recently installed:

Ultra Fryer 5 Vat system - March 2015. Duke Biscuit Oven - 2019. Dual Stacking Holding Unit - 2019. Roof - 2015.

Trane 10 ton HVAC unit and 7 ton HVAC units - 2015. Automatic Drive Thru Window - 2020.

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.



#4884
PROFORMA

T13 Periods Ending P4 2021		
SALES	\$ 1,144,454	
COGS:	\$ 409,714	35.8%
Crew Labor:	\$ 171,668	15.0%
GM:	\$ 55,000	4.8%
Workers Comp*:	\$ 4,533	2.0%
Payroll Taxes*:	\$ 18,813	8.3%
R&M:	\$ 12,589	1.1%
Non-Ingredient:	\$ 11,445	1.0%
Utilities:	\$ 29,995	2.6%
Rent:	\$ 52,708	4.6%
CAM:	\$ 6,048	0.5%
Property Tax:	\$ 570	0.0%
Nat'l Advertising:	\$ 57,223	5.0%
Royalty:	\$ 57,223	5.0%
Insurance:	\$ 7,720	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 23,461	2.1%
Professional Services:	\$ 4,500	0.4%
Outside Services:	\$ 2,370	0.2%
Laundry/Uniforms:	\$ 950	0.1%
Pest Control:	\$ 990	0.1%
Telephone/Internet:	\$ 960	0.1%
Permits & Licenses:	\$ 875	0.1%
Cash Over/Short:	\$ 1,144	0.1%
Employee Benefits:	\$ 580	0.1%
Other G&A:	\$ 2,405	0.2%
Total Expenses:	\$ 934,084	81.6%
Managed Cash Flow:	\$ 210,369	18.4%

*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.