



CONFIDENTIAL Executive Summary

Purchase Price: \$525,000
 Total Annual Sales*: \$1,142,313
 Inventory: Approx \$7,000
 Managed Cash Flow**: \$182,205
 Owner-Operated Cash Flow**: \$244,567

Little Caesars #2043-001
950 Hwy 62 East
Mountain Home, AR 72653



Little Caesars®

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

* T13 Periods Ending P6 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:

Little Caesars 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: 2022
 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: \$572
 Percentage Rent: None
 Expiration: 2025

Options: 1x5yr
 CAM: Included
 Monthly Property Tax: \$89

Security Deposit: None
 Real Property Available: No
 Increases: \$652/mo starting 8/2025

Location Details:

Business Established: 2012
 Owner Since: 2012
 Hours of Operation: Su-Th 10a-9p; Fr-Sa 10a-10p

Building Type: Inline; endcap
 Seating: None
 Licenses Needed: Business, Health

Building Size: 1,600 SF
 Employees: 28
 Equipment Value: \$316,000

Inline, endcap location off of Hwy 62. In the same plaza as a Harps grocery store. Many other small inline shops in nearby plaza, including a nail salon, barber, Curves and bookstore. A bank, 3 hotels, Hobby Lobby and Big Lots are located across the street. Nearby competitors include Pizza Inn Buffet, Domino's, Pizza Hut and Papa John's.

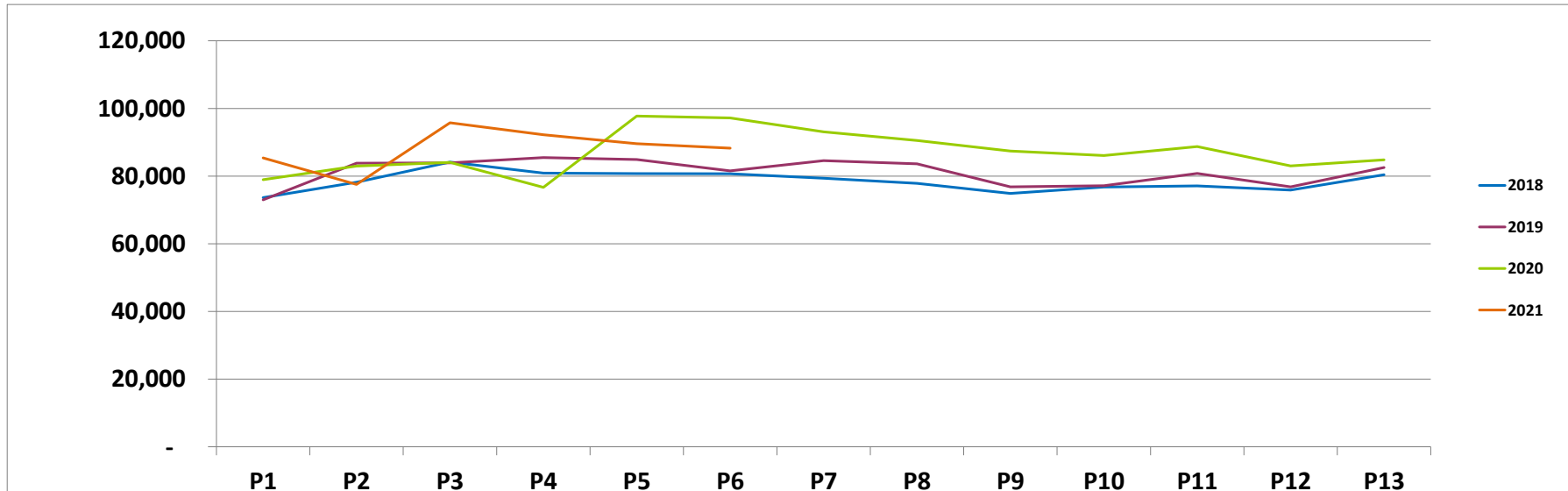
Remember you have agreed to keep all FranBizNetwork listings confidential.

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.

MONTHLY SALES

Little Caesars #2043-001

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2018	\$73,641	\$78,179	\$84,142	\$80,886	\$80,740	\$80,678	\$79,359	\$77,840	\$74,865	\$76,756	\$77,085	\$75,863	\$80,385	\$1,020,419
2019	\$72,981	\$83,801	\$83,893	\$85,468	\$84,894	\$81,561	\$84,578	\$83,620	\$76,796	\$77,140	\$80,803	\$76,799	\$82,535	\$1,054,869
\$ +/-	(\$660)	\$5,622	(\$249)	\$4,582	\$4,154	\$883	\$5,219	\$5,780	\$1,931	\$384	\$3,718	\$936	\$2,150	\$34,450
% +/-	-1%	7%	0%	6%	5%	1%	7%	7%	3%	1%	5%	1%	3%	3%
2019	\$72,981	\$83,801	\$83,893	\$85,468	\$84,894	\$81,561	\$84,578	\$83,620	\$76,796	\$77,140	\$80,803	\$76,799	\$82,535	\$1,054,869
2020	\$78,957	\$82,981	\$84,033	\$76,676	\$97,742	\$97,168	\$93,089	\$90,523	\$87,423	\$86,087	\$88,712	\$82,996	\$84,790	\$1,131,177
\$ +/-	\$5,976	(\$820)	\$140	(\$8,792)	\$12,848	\$15,607	\$8,511	\$6,903	\$10,627	\$8,947	\$7,909	\$6,197	\$2,255	\$76,308
% +/-	8%	-1%	0%	-10%	15%	19%	10%	8%	14%	12%	10%	8%	3%	7%
2020	\$78,957	\$82,981	\$84,033	\$76,676	\$97,742	\$97,168	\$93,089	\$90,523	\$87,423	\$86,087	\$88,712	\$82,996	\$84,790	\$1,131,177
2021	\$85,367	\$77,540	\$95,761	\$92,206	\$89,557	\$88,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$528,693
\$ +/-	\$6,410	(\$5,441)	\$11,728	\$15,530	(\$8,185)	(\$8,906)								\$11,136
% +/-	8%	-7%	14%	20%	-8%	-9%								2%





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PROFORMA - MANAGED

PROFORMA - OWNER OPERATED

	T13 Periods Ending P6 2021	
SALES	\$ 1,142,313	
COGS:	\$ 414,660	36.3%
Crew Labor:	\$ 150,785	13.2%
GM:	\$ 55,680	4.9%
Other Store Level Mgmt:	\$ 33,365	2.9%
Workers Comp*:	\$ 2,398	1.0%
Payroll Taxes*:	\$ 26,381	11.0%
R&M:	\$ 17,135	1.5%
Non-Ingredient:	\$ 29,700	2.6%
Utilities:	\$ 33,575	2.9%
Rent:	\$ 6,864	0.6%
Property Tax:	\$ 1,068	0.1%
Local Advertising:	\$ 31,414	2.8%
Nat'l Advertising:	\$ 50,262	4.4%
Royalty:	\$ 68,539	6.0%
Insurance:	\$ 3,975	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 22,275	2.0%
Professional Services:	\$ 4,500	0.4%
Outside Services:	\$ 8,400	0.7%
Laundry/Uniforms:	\$ 3,030	0.3%
Security:	\$ 900	0.1%
Permits & Licenses:	\$ 200	0.0%
Cash Over/Short:	\$ 1,142	0.1%
Employee Benefits:	\$ 1,050	0.1%
Other G&A:	\$ 3,210	0.3%
Total Expenses:	\$ 971,108	85.0%
Other Income:	\$ 11,000	1.0%
Managed Cash Flow:	\$ 182,205	16.0%

	T13 Periods Ending P6 2021	
SALES	\$ 1,142,313	
COGS:	\$ 414,660	36.3%
Crew Labor:	\$ 150,785	13.2%
Assume Owner is GM		
Other Store Level Mgmt:	\$ 33,365	2.92%
Workers Comp*:	\$ 1,842	1.0%
Payroll Taxes*:	\$ 20,257	11.0%
R&M:	\$ 17,135	1.5%
Non-Ingredient:	\$ 29,700	2.6%
Utilities:	\$ 33,575	2.9%
Rent:	\$ 6,864	0.6%
Property Tax:	\$ 1,068	0.1%
Local Advertising:	\$ 31,414	2.8%
Nat'l Advertising:	\$ 50,262	4.4%
Royalty:	\$ 68,539	6.0%
Insurance:	\$ 3,975	0.3%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 22,275	2.0%
Professional Services:	\$ 4,500	0.4%
Outside Services:	\$ 8,400	0.7%
Laundry/Uniforms:	\$ 3,030	0.3%
Security:	\$ 900	0.1%
Permits & Licenses:	\$ 200	0.0%
Cash Over/Short:	\$ 1,142	0.1%
Employee Benefits:	\$ 1,050	0.1%
Other G&A:	\$ 3,210	0.3%
Total Expenses:	\$ 908,746	79.6%
Other Income:	\$ 11,000	1.0%
Owner-Operated Cash Flow:	\$ 244,567	21.4%

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

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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.