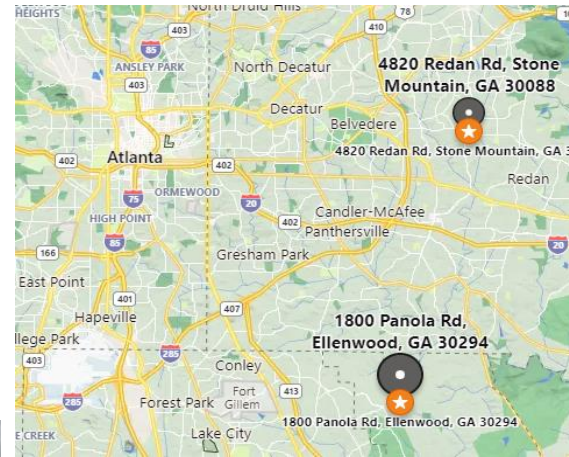




Little Caesars - 2 units in GA
\$275,000 for package



Stores are 30 minutes from one another.

Store	YE 2021 Sales	Managed Cash Flow	Unit Price
Ellenwood 3476-0001	\$512,905	\$30,524	\$125,000
Stone Mountain 3476-0003	\$508,484	\$82,360	\$150,000
TOTAL	\$1,021,389	\$112,884	\$275,000



CONFIDENTIAL Executive Summary

Purchase Price: \$125,000
 Total Annual Sales*: \$512,905
 Inventory: \$5,000
 Managed Cash Flow**: \$30,524

Ellenwood 3476-0001
1800 Panola Road
Ellenwood, GA 30294



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

* YE 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:

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: 2024	Transfer Fee: \$5,000	Training Location: Detroit, MI
Royalty: 6.0%	Advertising: 4.0%	Training Period: 6 weeks
Remodel Requirements: Fully remodeled with i7, Caesar Vision and Pizza Portal.		

Lease Information:

Monthly Base Rent: \$6,000	Options: 1x3yr	Security Deposit: None
Percentage Rent: N/A	CAM: Included	Real Property Available: No
Expiration: 2022	Monthly Property Tax: \$560	Increases: Negotiable

Location Details:

Business Established: Approx 2009	Building Type: Freestanding w pick up window	Building Size: 2,400 SF
Owner Since: July 2019	Seating: None	Employees: 12
Hours of Operation: 11a-10p daily	Licenses Needed: Business, Health	Equipment Value: \$75,000

Freestanding location near the intersection of Panola Rd and Flakesmill Rd. This location has a pick up window as part of a former drive thru. There is a Home Depot located across the street. Two grocery stores, a CVS pharmacy and a Family Dollar are also nearby. Plenty of parking and high visibility from street. Nearby competitors include Pizza Hut and Domino'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.



**Ellenwood 3476-0001
PROFORMA**

YE 2021		
SALES	\$ 512,905	
COGS:	\$ 180,543	35.2%
Labor:	\$ 122,841	24.0%
Payroll Taxes*:	\$ 12,530	10.2%
R&M:	\$ 2,821	0.6%
Non-Ingredient:	\$ 256	0.1%
Utilities:	\$ 13,410	2.6%
Rent:	\$ 72,000	14.0%
Property Tax:	\$ 6,720	1.3%
Nat'l Advertising:	\$ 20,516	4.0%
Royalty:	\$ 30,774	6.0%
Insurance:	\$ 965	0.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 5,642	1.1%
Professional Services:	\$ 4,500	0.9%
Outside Services:	\$ 5,460	1.1%
Laundry/Uniforms:	\$ 455	0.1%
Pest Control:	\$ 410	0.1%
Security:	\$ 770	0.2%
Permits & Licenses:	\$ 410	0.1%
Cash Over/Short:	\$ 513	0.1%
Other G&A:	\$ 1,290	0.3%
Total Expenses:	\$ 483,426	94.3%
Other Income:	\$ 1,045	0.2%
Managed Cash Flow:	\$ 30,524	6.0%

*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:	\$150,000	Stone Mountain 3476-0003
Total Annual Sales*:	\$508,484	4820 Redan Road
Inventory:	\$5,000	Stone Mountain, GA 30088
Managed Cash Flow**:	\$82,360	



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

* #SPILL!
 ** 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:

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: 2024	Transfer Fee: \$5,000	Training Location: Detroit, MI
Royalty: 6.0%	Advertising: 4.0%	Training Period: 6 weeks
Remodel Requirements: Fully remodeled with i7, Caesar Vision and Pizza Portal.		

Lease Information:

Monthly Base Rent: \$1,600	Options: 1x3yr	Security Deposit: None
Percentage Rent: N/A	CAM: Included	Real Property Available: No
Expiration: 2022	Monthly Property Tax: Included	Increases: Negotiable

Location Details:

Business Established: Approx 2009	Building Type: Inline	Building Size: 1,600 SF
Owner Since: July 2019	Seating: None	Employees: 12
Hours of Operation: 11a-10p daily	Licenses Needed: Business, Health	Equipment Value: \$75,000

Inline location in Redan Village. Other tenants include a Dollar Tree, Cricket wireless, Family Dollar, hair salon and tax service. A Kroger grocery and Walgreens are located across the street. Plenty of parking. Many apartment complexes in the surrounding area. Nearby competitors include Papa John's and Pizza Hut.

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Stone Mountain 3476-0003 PROFORMA

YE 2021		
SALES	\$ 508,484	
COGS:	\$ 192,207	37.8%
Labor:	\$ 111,866	22.0%
Payroll Taxes*:	\$ 14,039	12.6%
R&M:	\$ 1,780	0.4%
Non-Ingredient:	\$ 1,017	0.2%
Utilities:	\$ 15,900	3.1%
Rent:	\$ 19,200	3.8%
Nat'l Advertising:	\$ 20,339	4.0%
Royalty:	\$ 30,509	6.0%
Insurance:	\$ 1,160	0.2%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 3,051	0.6%
Professional Services:	\$ 4,500	0.9%
Outside Services:	\$ 6,250	1.2%
Laundry/Uniforms:	\$ 425	0.1%
Pest Control:	\$ 555	0.1%
Security:	\$ 1,025	0.2%
Permits & Licenses:	\$ 480	0.1%
Cash Over/Short:	\$ 508	0.1%
Other G&A:	\$ 1,820	0.4%
Total Expenses:	\$ 427,232	84.0%
Managed Cash Flow:	\$ 82,360	16.2%

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

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