



CONFIDENTIAL Executive Summary

Purchase Price:	\$125,000
Total Annual Sales*:	\$545,105
Inventory:	\$5,000
Managed Cash Flow**:	-\$3,215
Owner-Operated Cash Flow**:	\$46,240

Little Caesars
6472 US-90
Milton, FL 32570



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

* T13 Periods Ending P5 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: 9/1/2033
 Royalty: 6% after year one
 Remodel Requirements: Recently remodeled

Transfer Fee: \$5,000
 Advertising: 4.0%

Training Location: Training store closest to buyer
 Training Period: 8 weeks

Lease Information:

Monthly Base Rent: \$2,500 in year one
 Percentage Rent: 6% after year one
 Expiration: 10 years

Options: 2x5 year
 CAM: TBD
 Monthly Property Tax: TBD

Security Deposit: TBD
 Real Property Available: None
 Increases: None

Location Details:

Business Established: 2013
 Owner Since: 2013
 Hours of Operation: 11am-9pm daily

Building Type: Inline; endcap w/ drive thru
 Seating: N/A
 Licenses Needed: Business, health

Building Size: 1,677 SF
 Employees: 3 FT; 7 PT
 Equipment Value: \$100,000

Just 20 minutes from Pensacola, this Little Caesars is well located right off Hwy 90 and Hwy 89. The store shares the building with a pharmacy and is across the street from a Pizza hut. Nearby competition includes Pizza Hut, Dominos, McDonald's and Wendy's.

Seller lives in Houston and lost his general manager in 2018 and has been unable to keep sales up and control margins. Tremendous potential for an Owner-Operator.

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.



Little Caesars

PROFORMA - MANAGED

	T13 Periods Ending P5 2021	
SALES	\$ 545,105	
COGS:	\$ 224,311	41.2%
Crew Labor:	\$ 87,217	16.0%
GM:	\$ 45,000	8.3%
Other Store Level Mgmt:	\$ 22,000	4.0%
Workers Comp*:	\$ 4,935	3.2%
Payroll Taxes*:	\$ 10,333	6.7%
R&M:	\$ 9,267	1.7%
Non-Ingredient:	\$ 4,906	0.9%
Utilities:	\$ 37,000	6.8%
Rent:	\$ 2,500	0.5%
Personal Property Tax:	\$ 600	0.1%
Local Advertising:	\$ 13,628	2.5%
Nat'l Advertising:	\$ 21,804	4.0%
Royalty:	\$ 32,706	6.0%
Insurance:	\$ 4,000	0.7%
Bank Charges:	\$ 1,000	0.2%
Credit Card Fees:	\$ 10,084	1.9%
Professional Services:	\$ 4,500	0.8%
Outside Services:	\$ 2,580	0.5%
Laundry/Uniforms:	\$ 1,080	0.2%
Permits & Licenses:	\$ 1,380	0.3%
Cash Over/Short:	\$ 545	0.1%
Employee Benefits:	\$ 4,700	0.9%
Other G&A:	\$ 2,245	0.4%
Total Expenses:	\$ 548,320	100.6%
Managed Cash Flow:	\$ (3,215)	-0.6%

PROFORMA - OWNER OPERATED

	T13 Periods Ending P5 2021	
SALES	\$ 545,105	
COGS:	\$ 224,311	41.2%
Crew Labor:	\$ 87,217	16.0%
Assume Owner is GM		
Other Store Level Mgmt:	\$ 22,000	4.04%
Workers Comp*:	\$ 3,495	3.2%
Payroll Taxes*:	\$ 7,318	6.7%
R&M:	\$ 9,267	1.7%
Non-Ingredient:	\$ 4,906	0.9%
Utilities:	\$ 37,000	6.8%
Rent:	\$ 2,500	0.5%
Personal Property Tax:	\$ 600	0.1%
Local Advertising:	\$ 13,628	2.5%
Nat'l Advertising:	\$ 21,804	4.0%
Royalty:	\$ 32,706	6.0%
Insurance:	\$ 4,000	0.7%
Bank Charges:	\$ 1,000	0.2%
Credit Card Fees:	\$ 10,084	1.9%
Professional Services:	\$ 4,500	0.8%
Outside Services:	\$ 2,580	0.5%
Laundry/Uniforms:	\$ 1,080	0.2%
Permits & Licenses:	\$ 1,380	0.3%
Cash Over/Short:	\$ 545	0.1%
Employee Benefits:	\$ 4,700	0.9%
Other G&A:	\$ 2,245	0.4%
Total Expenses:	\$ 498,865	91.5%
Owner-Operated Cash Flow:	\$ 46,240	8.5%

*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.