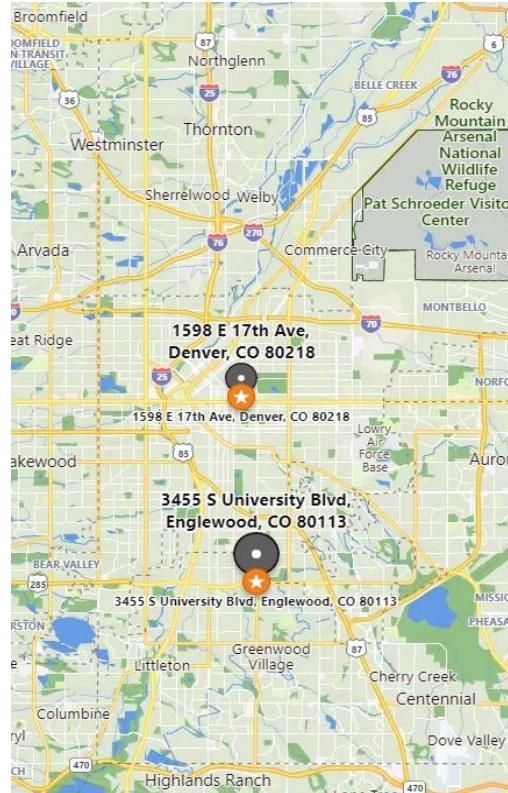




Paxti's Pizza

\$325,000 for package of 2

Seller is willing to finance \$125K with \$200K down.



Stores are 20 minutes from one another.

Store	Trailing 12 month sales ending 2/28/22	Trailing 12 month Adjusted Net Income ending 2/28/22
Uptown	\$825,819	\$48,482
Cherry Hills	\$1,379,959	\$143,811
TOTAL	\$2,205,778	\$192,293



CONFIDENTIAL Executive Summary



Purchase Price: \$325K for package of 2
Total Annual Sales*: \$825,819
Inventory: Included in price
Managed Cash Flow**: \$48,482

Uptown
1598 E. 17th Ave.
Denver, CO 80218

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

* Trailing 12 month sales ending 2/28/2022

** 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:

Patxi's embodies what your favorite neighborhood restaurant should be: a warm, welcoming place where you can share a delicious meal with friends and family and feel right at home. When you walk through our doors, you're in for a treat. Patxi's passion for fresh, high-quality deep dish & thin crust pizza and genuine hospitality has turned into a signature experience that can only be summed up as "Patxi's."

Franchise Agreement Expiration: 2030
Royalty: 4.0%
Remodel Requirements: None

Transfer Fee: \$10,000
Advertising: 0.0%

Training Location: Cherry Hills unit
Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$15,200
Percentage Rent: N/A
Expiration: 2029

Options: 2x5yr
CAM: Included
Monthly Property Tax: \$3,200

Security Deposit: 1 months rent
Real Property Available: No
Increases: None

Location Details:

Business Established: 2015
Owner Since: August 2020
Hours of Operation: 10a-9p

Building Type: Inline
Seating: 178
Licenses Needed: ABC, Business, Health

Building Size: 3200 SF
Employees: 11
Equipment Value: \$155,000

Located at the intersection of E 17th Ave and Franklin St. Lots of residential properties, shopping and restaurants nearby. Very pedestrian friendly. High visibility from street and street parking available. The Denver Zoo is nearby as well as a few schools and a large hospital and children's hospital. Nearby competitors include White Pie and Blackjack Pizza.

Remember you have agreed to keep all FranBizNetwork listings confidential.

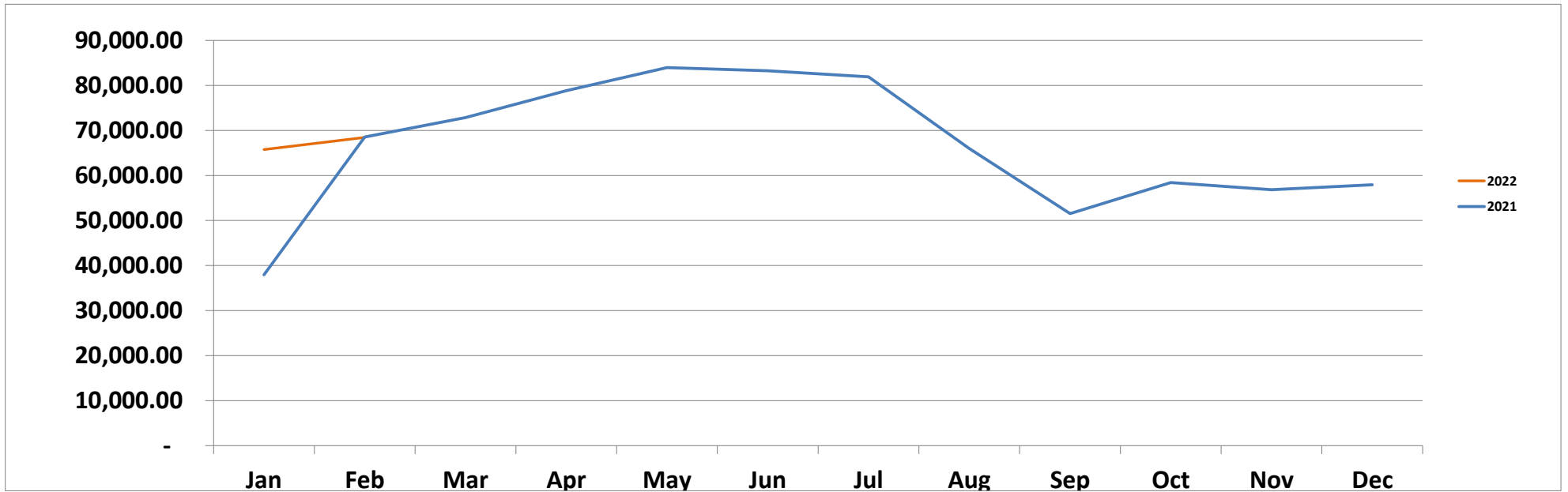
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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

Uptown

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2021	\$37,950	\$68,560	\$72,871	\$78,840	\$83,966	\$83,262	\$81,919	\$66,016	\$51,529	\$58,425	\$56,853	\$57,923	\$798,114
2022	\$65,761	\$68,454	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,215
\$ +/-	\$27,811	(\$106)											\$27,705
% +/-	73%	0%											26%





CONFIDENTIAL Executive Summary



Purchase Price: \$325K for package of 2
 Total Annual Sales*: \$1,379,959
 Inventory: Included in price
 Managed Cash Flow**: \$143,811

Cherry Hills
3455 S University Blvd.
Englewood, CO 80113

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

* Trailing 12 month sales ending 2/28/22

** 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:

Patxi's embodies what your favorite neighborhood restaurant should be: a warm, welcoming place where you can share a delicious meal with friends and family and feel right at home. When you walk through our doors, you're in for a treat. Patxi's passion for fresh, high-quality deep dish & thin crust pizza and genuine hospitality has turned into a signature experience that can only be summed up as "Patxi's."

Franchise Agreement Expiration: 2030
 Royalty: 5.0%
 Remodel Requirements: None

Transfer Fee: \$10,000
 Advertising: 0.0%

Training Location: Cherry Hills
 Training Period: 2 weeks

Lease Information:

Monthly Base Rent: \$19,800
 Percentage Rent: None
 Expiration: 2030

Options: 2x5yr
 CAM: Included
 Monthly Property Tax: \$3,200

Security Deposit: 1 months rent
 Real Property Available: No
 Increases: None

Location Details:

Business Established: 2014
 Owner Since: August 2020
 Hours of Operation: 10a-9p

Building Type: Inline
 Seating: 178
 Licenses Needed: ABC, Business, Health

Building Size: 3200 SF
 Employees: 11
 Equipment Value: \$200,000

Located at the intersection of Girard PL E and S University Blvd. Located in a shopping plaza with King Soopers grocery as anchor store. Other tenants in plaza include Kriser's Natural Pet, Chase Bank, a wine store and furniture gallery. A golf course and many residential properties are nearby. Located approximately a block from US Hwy 285. Nearby competitors include Modern Market Eatery and Pino's Place.

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MONTHLY SALES

Cherry Hills

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2021	\$112,705	\$102,588	\$106,894	\$122,589	\$133,426	\$121,061	\$116,282	\$132,287	\$103,483	\$113,093	\$97,549	\$106,459	\$1,368,418
2022	\$117,341	\$109,493	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,834
\$ +/-	\$4,636	\$6,905											\$11,540
% +/-	4%	7%											5%

