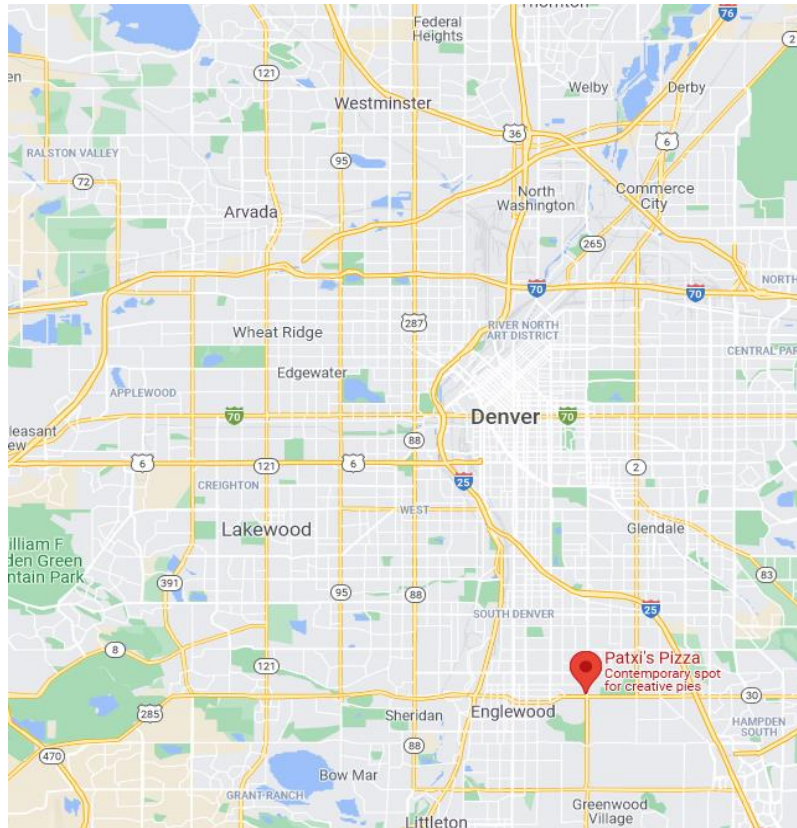




Paxti's Pizza - Englewood, CO  
\$400,000



Stores are 20 minutes from one another.

Store	YE 2021 Sales	Managed Cash Flow
Cherry Hills	\$1,368,418	\$142,608



**CONFIDENTIAL Executive Summary**



Purchase Price: \$400,000  
 Total Annual Sales\*: \$1,368,418  
 Inventory: \$10,000  
 Managed Cash Flow\*\*: \$142,608

**Cherry Hills**  
**3455 S University Blvd.**  
**Englewood, CO 80113**

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

\* Trailing 12 month sales ending 12/31/2021

\*\* 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:**

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: Included

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.

**Remember you have agreed to keep all FranBizNetwork listings confidential.**

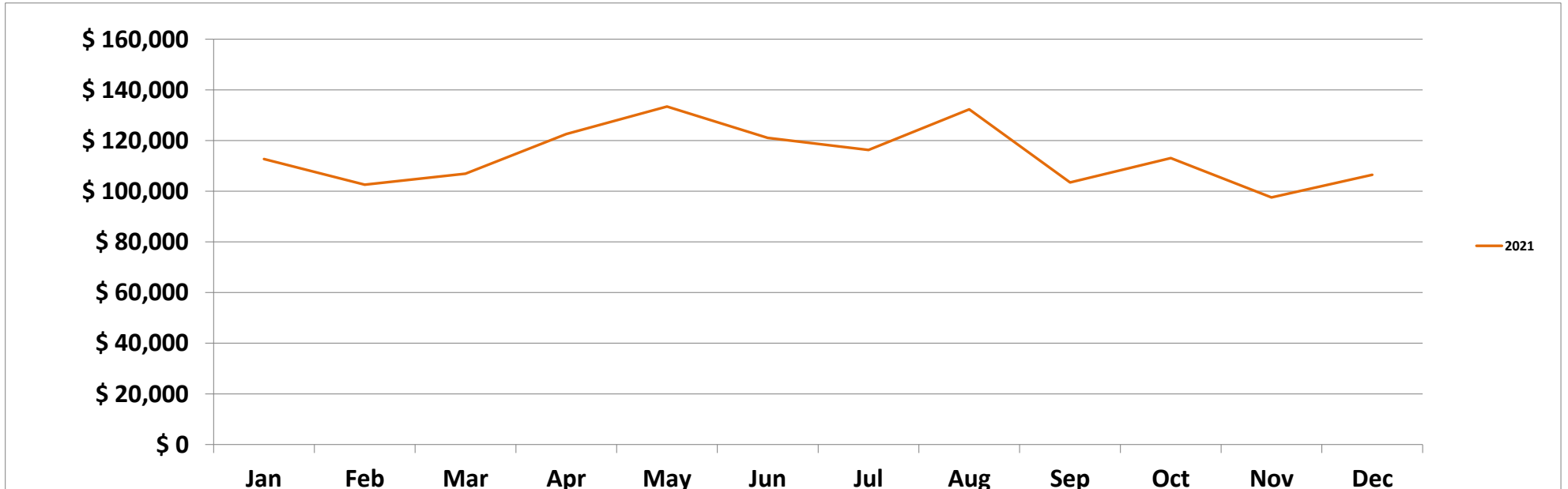
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you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

Cherry Hills

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2021</b>	\$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
<b>\$ +/-</b>	\$56,734	\$46,617	\$50,923	\$66,618	\$77,455	\$65,090	\$60,311	\$76,316	\$47,512	\$57,122	\$41,578	\$50,488	\$696,766
<b>% +/-</b>	101%	83%	91%	119%	138%	116%	108%	136%	85%	102%	74%	90%	104%



	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	OCT 2021	NOV 2021	DEC 2021	TOTAL	
<b>Income</b>														
4100 Food Sales	\$ 110,810	\$ 96,999	\$ 100,383	\$ 113,733	\$ 122,101	\$ 110,384	\$ 102,844	\$ 110,453	\$ 89,471	\$ 91,783	\$ 78,231	\$ 87,849	\$ 1,215,039	88.8%
4110 UberEats								\$ 758	\$ 272	\$ 1,642	\$ 3,180	\$ 3,815	\$ 9,667	0.7%
4120 DoorDash									\$ 665	\$ 1,520			\$ 2,185	0.2%
4140 Slice								\$ 90	\$ 357	\$ 374	\$ 1,376	\$ 310	\$ 2,508	0.2%
4150 Grubhub								\$ 538	\$ 515	\$ 4,090	\$ 3,182	\$ 4,102	\$ 12,427	0.9%
4160 Food Comps	-\$ 2,339	-\$ 2,275	-\$ 2,201	-\$ 2,813	-\$ 2,672	-\$ 2,630	-\$ 2,170	-\$ 2,582	-\$ 2,215	-\$ 3,368	-\$ 910		-\$ 26,175	-1.9%
4170 Food Discounts											-\$ 2,031	-\$ 1,721	-\$ 3,752	-0.3%
4310 N/A Beverage	\$ 601	\$ 760	\$ 1,014	\$ 1,172	\$ 1,638	\$ 1,314	\$ 5,192	\$ 9,153	\$ 1,516	\$ 2,007	\$ 1,948	\$ 1,758	\$ 28,074	2.1%
Total 4100 Food Sales	\$ 109,072	\$ 95,483	\$ 99,195	\$ 112,093	\$ 121,067	\$ 109,068	\$ 105,865	\$ 118,411	\$ 90,582	\$ 98,048	\$ 84,975	\$ 96,113	\$ 1,239,973	90.6%
<b>4300 Beverage Sales</b>														0.0%
4320 Liquor Sales	\$ 1,589	\$ 1,532	\$ 2,179	\$ 3,057	\$ 3,013	\$ 4,058	\$ 3,471	\$ 4,459	\$ 4,061	\$ 4,518	\$ 3,310	\$ 3,246	\$ 38,493	2.8%
4330 Beer Sales	\$ 1,524	\$ 2,495	\$ 2,430	\$ 3,124	\$ 4,002	\$ 3,399	\$ 2,927	\$ 3,954	\$ 3,782	\$ 3,953	\$ 3,225	\$ 2,700	\$ 37,511	2.7%
4350 Wine Sales	\$ 2,000	\$ 2,675	\$ 2,735	\$ 3,925	\$ 4,926	\$ 4,121	\$ 3,632	\$ 5,072	\$ 4,608	\$ 6,124	\$ 5,952	\$ 4,401	\$ 50,171	3.7%
Total 4300 Beverage Sales	\$ 5,113	\$ 6,702	\$ 7,344	\$ 10,106	\$ 11,941	\$ 11,578	\$ 10,030	\$ 13,485	\$ 12,451	\$ 14,595	\$ 12,487	\$ 10,346	\$ 126,175	9.2%
4500 Merchandise Sales	-\$ 1,479	\$ 403	\$ 355	\$ 391	\$ 419	\$ 415	\$ 387	\$ 391	\$ 451	\$ 451	\$ 87		\$ 2,271	0.2%
<b>Total Income</b>	<b>\$ 112,705</b>	<b>\$ 102,588</b>	<b>\$ 106,894</b>	<b>\$ 122,589</b>	<b>\$ 133,426</b>	<b>\$ 121,061</b>	<b>\$ 116,282</b>	<b>\$ 132,287</b>	<b>\$ 103,483</b>	<b>\$ 113,093</b>	<b>\$ 97,549</b>	<b>\$ 106,459</b>	<b>\$ 1,368,418</b>	<b>#####</b>
<b>Cost of Goods</b>														
5200 Food Cost		\$ 874											\$ 874	0.1%
5210 Dry	\$ 3,268	\$ 3,300	\$ 3,194	\$ 3,696	\$ 3,348	\$ 3,999	\$ 3,342	\$ 4,656	\$ 3,146	\$ 4,227	\$ 4,048	\$ 4,035	\$ 44,259	3.2%
5220 Refrigerated	\$ 8,682	\$ 7,620	\$ 8,806	\$ 12,273	\$ 10,367	\$ 12,551	\$ 9,839	\$ 13,301	\$ 12,020	\$ 12,601	\$ 11,683	\$ 10,926	\$ 130,670	9.5%
5230 Frozen	\$ 6,500	\$ 6,132	\$ 6,340	\$ 7,121	\$ 6,379	\$ 7,996	\$ 6,853	\$ 7,718	\$ 6,521	\$ 8,233	\$ 7,458	\$ 8,238	\$ 85,490	6.2%
5280 Uncategorized						\$ 76							\$ 76	0.0%
5310 N/A Beverage Cost					\$ 359	\$ 173	\$ 203	\$ 316	\$ 165	\$ 37	\$ 142	\$ 295	\$ 1,690	0.1%
Total 5200 Food Cost	\$ 18,450	\$ 17,926	\$ 18,340	\$ 23,090	\$ 20,453	\$ 24,795	\$ 20,237	\$ 25,991	\$ 21,853	\$ 25,098	\$ 23,332	\$ 23,495	\$ 263,058	19.2%
<b>5300 Beverage Cost</b>														0.0%
5320 Liquor Cost	\$ 596	\$ 708	\$ 1,847	\$ 605	\$ 4,293	\$ 1,730	\$ 336	\$ 946	\$ 1,047	\$ 893	\$ 1,975	\$ 756	\$ 15,733	1.1%
5330 Beer Cost	\$ 878	\$ 878	\$ 1,255	\$ 649	\$ 799	\$ 1,664	\$ 1,265	\$ 1,102	\$ 844	\$ 816	\$ 1,601	\$ 510	\$ 11,384	0.8%
5340 Wine Cost	\$ 333	\$ 333	\$ 2,276	\$ 734	\$ 1,094	\$ 1,311	\$ 1,156	\$ 1,763	\$ 881	\$ 1,349	\$ 1,430	\$ 1,220	\$ 13,547	1.0%
Total 5300 Beverage Cost	\$ 596	\$ 1,920	\$ 5,379	\$ 1,988	\$ 6,187	\$ 4,705	\$ 2,757	\$ 3,811	\$ 2,771	\$ 3,058	\$ 5,006	\$ 2,487	\$ 40,664	3.0%
<b>Total Cost of Goods</b>	<b>\$ 19,046</b>	<b>\$ 19,845</b>	<b>\$ 23,719</b>	<b>\$ 25,077</b>	<b>\$ 26,639</b>	<b>\$ 29,500</b>	<b>\$ 22,994</b>	<b>\$ 29,802</b>	<b>\$ 24,624</b>	<b>\$ 28,156</b>	<b>\$ 28,338</b>	<b>\$ 25,981</b>	<b>\$ 303,722</b>	<b>22.2%</b>
<b>GROSS PROFIT</b>	<b>\$ 93,659</b>	<b>\$ 82,743</b>	<b>\$ 83,175</b>	<b>\$ 97,512</b>	<b>\$ 106,787</b>	<b>\$ 91,561</b>	<b>\$ 93,288</b>	<b>\$ 102,485</b>	<b>\$ 78,860</b>	<b>\$ 84,937</b>	<b>\$ 69,212</b>	<b>\$ 80,478</b>	<b>\$ 1,064,697</b>	<b>77.8%</b>
<b>Expenses</b>														
6000 Payroll Expenses	\$ 30,132	\$ 8,912	\$ 445	\$ 22,375	\$ 24,856	\$ 21,946	\$ 22,754	\$ 24,987	\$ 13,337	\$ 16,635	\$ 8,553	\$ 18,228	\$ 213,159	15.6%
6100 FOH Wages		\$ 3,364	\$ 7,354										\$ 10,718	0.8%
6120 FOH Hourly									\$ 4,042	\$ 4,397	\$ 5,166	\$ 6,377	\$ 19,982	1.5%
6200 BOH Wages													\$ 0	0.0%
6210 BOH Management								\$ 9,846	\$ 9,631	\$ 9,846	\$ 14,769	\$ 44,092	\$ 44,092	3.2%
6220 BOH Hourly								\$ 7,440	\$ 7,253	\$ 10,291	\$ 5,308	\$ 30,293	\$ 30,293	2.2%
6300 Administrative Wages		\$ 7,636	\$ 17,668					\$ 5,863	\$ 1,427				\$ 32,594	2.4%
6500 Employee Benefits								-\$ 83	-\$ 206	-\$ 130	-\$ 172	-\$ 592	-\$ 592	0.0%
6700 Employers Payroll Taxes	\$ 14,201	\$ 2,953	\$ 6,620					\$ 4,634	\$ 4,525	\$ 8,003	\$ 3,062	\$ 43,998	\$ 43,998	3.2%
6800 Payroll Processing Fee		\$ 182	\$ 405										\$ 588	0.0%
7100 Direct Operating Expenses								\$ 1,000			\$ 2,000		\$ 3,000	0.2%
7110 China - Glassware - Flatware						\$ 0	\$ 381	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 381	0.0%
7120 Restaurant & Kitchen Supply	\$ 1,183	\$ 95	\$ 144	\$ 59	\$ 131	\$ 1,302	\$ 813	\$ 1,477	\$ 805	\$ 389	\$ 704	\$ 722	\$ 7,822	0.6%
7130 Cleaning Supply	\$ 614	\$ 244	\$ 413	\$ 449	\$ 556	\$ 446	\$ 322	\$ 863	\$ 454	\$ 355	\$ 525	\$ 435	\$ 5,675	0.4%
7140 Decoration & Guest Supply	\$ 2,929	\$ 3,655	\$ 3,451	\$ 4,239	\$ 3,176	\$ 5,190	\$ 3,794	\$ 3,338	\$ 3,398	\$ 3,522	\$ 3,169	\$ 3,575	\$ 43,437	3.2%
7150 Linen Services	\$ 141	\$ 85	\$ 113	\$ 141	\$ 85	\$ 113	\$ 113	\$ 85	\$ 141	\$ 113	\$ 113	\$ 141	\$ 1,386	0.1%
7160 Permit & License	\$ 3,375		\$ 4,233										\$ 7,608	0.6%
7170 Shipping, Freight & Delivery	\$ 403	\$ 52	\$ 58	\$ 68	\$ 71	\$ 86	\$ 78	\$ 80	\$ 76	\$ 93	\$ 92	\$ 73	\$ 1,229	0.1%
7300 Marketing Expenses							\$ 3,000						\$ 3,000	0.2%
7301 Franchise Fees	\$ 3,474	\$ 3,364	\$ 3,201	\$ 4,723	\$ 3,966	\$ 3,932	\$ 6,070	\$ 4,498	\$ 6,039	\$ 4,909	\$ 4,913	\$ 5,628	\$ 54,717	4.0%
7400 Travel					\$ 106				\$ 21				\$ 127	0.0%
7450 Automobile Expenses									\$ 59				\$ 59	0.0%
7700 POS Fee	\$ 5,803										\$ 376	\$ 1,857	\$ 8,036	0.6%
7800 General and Administrative													\$ 0	0.0%
7810 Bad Debts - Over/Short	\$ 65	\$ 38	\$ 116	\$ 270	-\$ 4		\$ 0	\$ 161	-\$ 19	-\$ 650	\$ 234	\$ 209	\$ 0	0.0%
7820 Bank Fees										\$ 27			\$ 27	0.0%
7822 Merchant Account Fees	\$ 1,920	\$ 2,241	\$ 2,041	\$ 2,191	\$ 2,534	\$ 3,170	\$ 2,775	\$ 2,795	\$ 2,870	\$ 2,807	\$ 2,969	\$ 1,205	\$ 29,518	2.2%
7830 Insurance Expense	\$ 3,395	\$ 1,586	\$ 3,395	\$ 3,395	\$ 420	\$ 1,365	\$ 3,395	\$ 391			\$ 782		\$ 18,125	1.3%
7890 Office Expenses													\$ 0	0.0%
7891 Dues & subscriptions	\$ 75	\$ 100	\$ 636	\$ 100	\$ 100	\$ 75	-\$ 125	\$ 300	\$ 41	\$ 139	\$ 180	\$ 267	\$ 1,889	0.1%
7893 Management Fee	\$ 2,800	\$ 2,800	\$ 7,720	\$ 7,020	\$ 8,775	\$ 7,020	\$ 7,020	\$ 6,000	\$ 5,300	\$ 5,300	\$ 6,000	\$ 2,800	\$ 68,555	5.0%
8100 Facilities													\$ 0	0.0%
8110 Rent & Lease		\$ 54,085	\$ 26,180	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 19,877	\$ 259,155	18.9%
8120 Utilities	\$ 2,266	\$ 2,278	\$ 4,026	\$ 2,396	\$ 3,038	\$ 2,505	\$ 2,945	\$ 2,642	\$ 2,816	\$ 2,796	\$ 2,519	\$ 2,568	\$ 32,795	2.4%
8150 Repairs and Maintenance	\$ 318	\$ 3,140	\$ 462	\$ 1,008	\$ 1,532	\$ 1,532	\$ 585	\$ 2,445	\$ 100	\$ 590	\$ 1,505		\$ 11,686	0.9%
8200 Equipment Rental		\$ 90	\$ 863	\$ 303	\$ 350	\$ 1,268	\$ 90	\$ 0	\$ 328	\$ 251	\$ 180	\$ 180	\$ 3,903	0.3%
8600 Sales Tax Expense	\$ 76	\$ 149	\$ 154	\$ 205	\$ 143	\$ 167	\$ 181	\$ 216	\$ 146	\$ 89	\$ 143	\$ 117	\$ 1,786	0.1%
Direct Operating Expense													\$ 0	0.0%
7135 Uniforms						\$ 173							\$ 173	0.0%
Restaurant Supplies												\$ 164	\$ 164	0.0%
<b>Total Expenses</b>	<b>\$ 73,171</b>	<b>\$ 97,050</b>	<b>\$ 89,236</b>	<b>\$ 68,273</b>	<b>\$ 69,186</b>	<b>\$ 70,168</b>	<b>\$ 74,066</b>	<b>\$ 70,993</b>	<b>\$ 87,711</b>	<b>\$ 84,872</b>	<b>\$ 87,154</b>	<b>\$ 87,415</b>	<b>\$ 959,295</b>	<b>70.1%</b>
<b>NET OPERATING INCOME</b>	<b>\$ 20,488</b>	<b>-\$ 14,307</b>	<b>-\$ 6,061</b>	<b>\$ 29,239</b>	<b>\$ 37,601</b>	<b>\$ 21,394</b>	<b>\$ 19,222</b>	<b>\$ 31,492</b>	<b>-\$ 8,851</b>	<b>\$ 65</b>	<b>-\$ 17,942</b>	<b>-\$ 6,937</b>	<b>\$ 105,401</b>	<b>7.7%</b>
<b>Other Expenses</b>														
9000 Tax and Fees										\$ 800			\$ 800	0.1%
Total Other Expenses	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 800	\$ 0	\$ 0	\$ 800	0.1%
<b>NET OTHER INCOME</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>-\$ 800</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>-\$ 800</b>	<b>-0.1%</b>
<b>NET INCOME</b>	<b>\$ 20,488</b>	<b>-\$ 14,307</b>	<b>-\$ </b>											