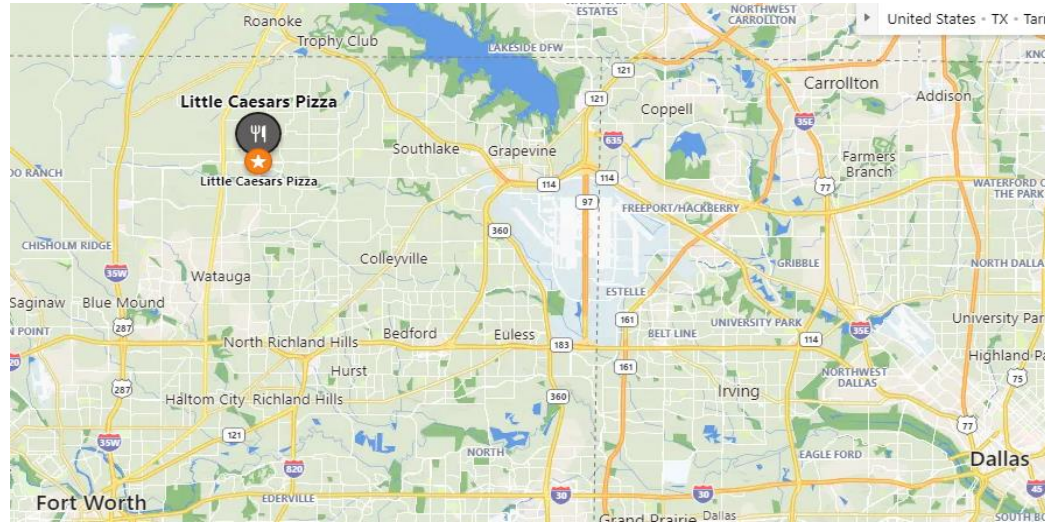




Little Caesars - Keller, Texas
\$190,000



Store	Trailing 12 Months Ending 12/31/21	Managed Cash Flow
Little Caesars #1895-0002	\$449,523	\$30,522



CONFIDENTIAL Executive Summary

Purchase Price: \$190,000
Total Annual Sales*: \$449,523
Inventory: \$10,000
Managed Cash Flow**: \$30,522

Little Caesars #1895-0002
901 Keller Parkway, Suite B-2
Keller, TX 76248



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

* Trailing 12 Months Ending 12/31/21

** 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. Franchisor requires a minimum of 700 credit score, \$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. Restaurant experience is preferred.

Franchise Agreement Expiration: 2023
Royalty: 6.0%

Transfer Fee: \$5,000
Advertising: 4.4%

Training Location: Detroit, MI
Training Period: 8 weeks

Remodel Requirements: None. Has CV, pizza portal. \$12K was recently spent on updating POS/registeres.

Lease Information:

Monthly Base Rent: \$2,125
Percentage Rent: N/A
Expiration: 9/30/2023

Options: 1x5yr
CAM: \$953
Monthly Property Tax: Included

Security Deposit: None
Real Property Available: None
Increases: To \$2480/mo at next option

Location Details:

Business Established: April 2013
Owner Since: April 2013
Hours of Operation: Su-Th 10:30a to 10p; Fr-Sa: 10:30a to 10:30p

Building Type: Inline
Seating: N/A
Licenses Needed: Business, Health

Building Size: TBD
Employees: 5-8
Equipment Value: \$100,000

Inline location behind Conoco gas station, off busy 4 lane Keller Parkway, at the intersection with Pate Orr Rd N. Other tenants in complex include a convenience store, insurance company, florist, sporting good store and Edward Jones Investments. Three schools, a Hampton Inn, the Keller Pointe recreation center, dog park and Parks at Town Center are all nearby. Multiple small businesses along Keller Parkway, including an Enterprise Rent-a-Car, Wells Fargo Bank and medical/physical therapy offices located directly across street. Plenty of parking and high visibility from street. Many residential properties in surrounding area. Unit has an additional space for office/storage. Nearby competitors include Papa John's, 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.



Little Caesars #1895-0002 PROFORMA

Trailing 12 Months Ending 12/31/21		
SALES	\$ 449,523	
COGS:	\$ 182,057	40.5%
Labor:	\$ 104,739	23.3%
Payroll Taxes*:	\$ 10,369	9.9%
R&M:	\$ 3,596	0.8%
Non-Ingredient:	\$ 3,147	0.7%
Utilities:	\$ 11,835	2.6%
Rent:	\$ 25,500	5.7%
CAM:	\$ 11,432	2.5%
Nat'l Advertising:	\$ 19,779	4.4%
Royalty:	\$ 26,971	6.0%
Insurance:	\$ 1,815	0.4%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 11,238	2.5%
Professional Services:	\$ 2,400	0.5%
Outside Services:	\$ 6,390	1.4%
Security:	\$ 350	0.1%
Cash Over/Short:	\$ 450	0.1%
Other G&A:	\$ 1,230	0.3%
Total Expenses:	\$ 425,586	94.7%
Other Income:	\$ 6,585	1.5%
Managed Cash Flow:	\$ 30,522	6.8%

*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.