



CONFIDENTIAL Executive Summary



Purchase Price:	\$380,000
Total Annual Sales*:	\$761,344
Inventory:	\$7,000
Managed Cash Flow**:	\$82,352

1984-0002 - Rochester Hills
1820 E. Auburn
Rochester Hills, MI 48307

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

* Trailing 13 Periods ending P13 2021

** Cash Flow is a net income projection based on extrapolated 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: May 2029

Royalty: 6.0%

Remodel Requirements: None

Transfer Fee: \$5,000

Advertising: 4.4%

Training Location: 4 weeks at certified store; 4 weeks online

Training Period: 8 weeks

Lease Information:

Monthly Base Rent: \$2,300

Percentage Rent: N/A

Expiration: November 2026

Options: None

CAM: Included

Monthly Property Tax: Included

Security Deposit: \$3,000

Real Property Available: No

Increases: N/A

Location Details:

Business Established: 1988

Owner Since: May 2018

Hours of Operation: Tu-Su 12p-8p; Fr-Sa 12p-9p

Building Type: Inline; endcap

Seating: 4

Licenses Needed: Business, Health

Building Size: 1,150 SF

Employees: 15

Equipment Value: \$200,000

Inline, endcap location on the corner of E Auburn Rd and Gerald Ave. Other tenants include a salon, chiropractor office, flower shop and insurance company. A large shopping area with big box stores Target, Meijer, Lowe's and movie theater is approximately 2 miles away. Surrounded by residential properties. A middle school is within a half mile. Nearby competitors include Jet's Pizza and The Original Pizza One.

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.

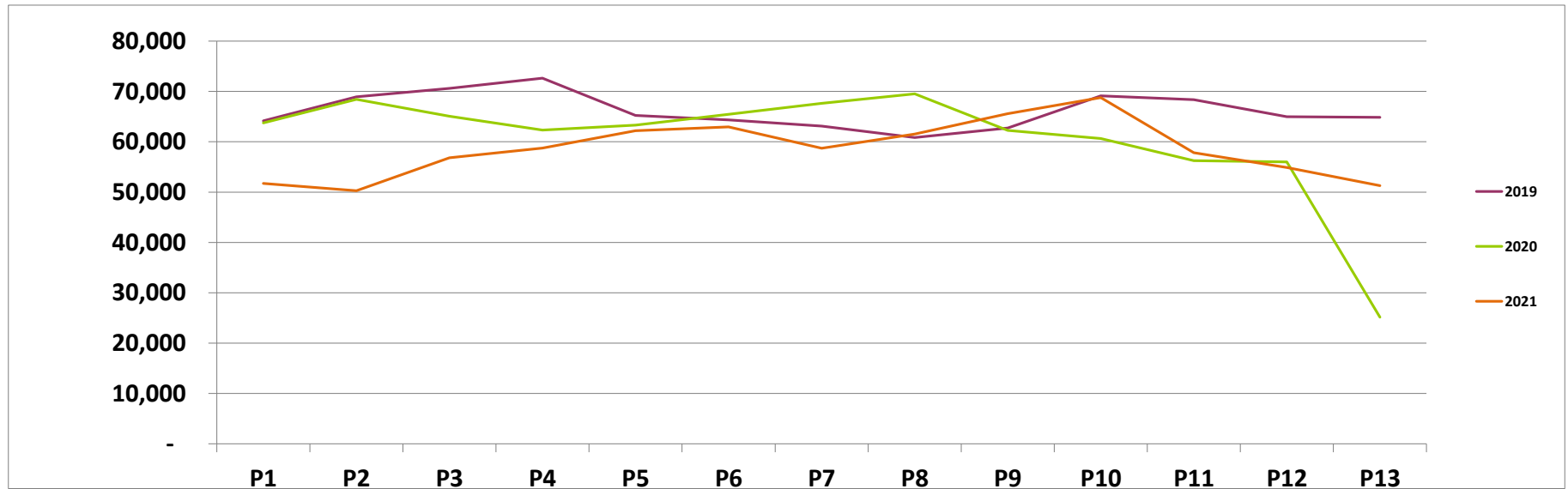


MONTHLY SALES

1984-0002 - Rochester Hills

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2019	\$64,168	\$68,934	\$70,614	\$72,636	\$65,232	\$64,337	\$63,114	\$60,845	\$62,729	\$69,119	\$68,351	\$64,993	\$64,852	\$859,924
2020	\$63,743	\$68,424	\$65,089	\$62,318	\$63,297	\$65,462	\$67,650	\$69,523	\$62,271	\$60,654	\$56,250	\$56,006	\$25,150	\$785,837
\$ +/-	(\$425)	(\$510)	(\$5,525)	(\$10,318)	(\$1,935)	\$1,125	\$4,536	\$8,678	(\$458)	(\$8,465)	(\$12,101)	(\$8,987)	(\$39,702)	(\$74,087)
% +/-	-1%	-1%	-8%	-14%	-3%	2%	7%	14%	-1%	-12%	-18%	-14%	-61%	-9%
2020	\$63,743	\$68,424	\$65,089	\$62,318	\$63,297	\$65,462	\$67,650	\$69,523	\$62,271	\$60,654	\$56,250	\$56,006	\$25,150	\$785,837
2021	\$51,729	\$50,274	\$56,828	\$58,742	\$62,189	\$62,965	\$58,711	\$61,547	\$65,580	\$68,780	\$57,840	\$54,883	\$51,276	\$761,344
\$ +/-	(\$12,014)	(\$18,150)	(\$8,261)	(\$3,576)	(\$1,108)	(\$2,497)	(\$8,939)	(\$7,976)	\$3,309	\$8,126	\$1,590	(\$1,123)	\$26,126	(\$24,493)
% +/-	-19%	-27%	-13%	-6%	-2%	-4%	-13%	-11%	5%	13%	3%	-2%	104%	-3%

Road construction in front of store P5-P9 2019. Restaurant closed for 2 weeks during P13 2020 due to COVID. In 2021, restaurant closed on Thanksgiving and Black Friday (P12) and Christmas Eve and Christmas Day (P13).





**1984-0002 - Rochester Hills
PROFORMA**

Trailing 13 Periods ending P13 2021		
SALES	\$ 761,344	
COGS:	\$ 295,782	38.9%
Crew Labor:	\$ 140,849	18.5%
GM:	\$ 35,360	4.6%
Unemployment Tax:	\$ 3,965	2.3%
Payroll Taxes:	\$ 16,035	9.1%
R&M:	\$ 5,329	0.7%
Non-Ingredient:	\$ 7,613	1.0%
Utilities:	\$ 23,290	3.1%
Rent:	\$ 27,600	3.6%
Personal Property Tax:	\$ 1,235	0.2%
Local Advertising:	\$ 6,091	0.8%
Nat'l Advertising:	\$ 33,499	4.4%
Royalty:	\$ 45,681	6.0%
Insurance:	\$ 4,330	0.6%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 18,272	2.4%
Professional Services:	\$ 4,500	0.6%
Outside Services:	\$ 4,880	0.6%
Laundry/Uniforms:	\$ 1,375	0.2%
Permits & Licenses:	\$ 725	0.1%
Cash Over/Short:	\$ 761	0.1%
Employee Benefits:	\$ 1,200	0.2%
Other G&A:	\$ 20	0.0%
Total Expenses:	\$ 678,992	89.2%
Managed Cash Flow:	\$ 82,352	10.8%

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