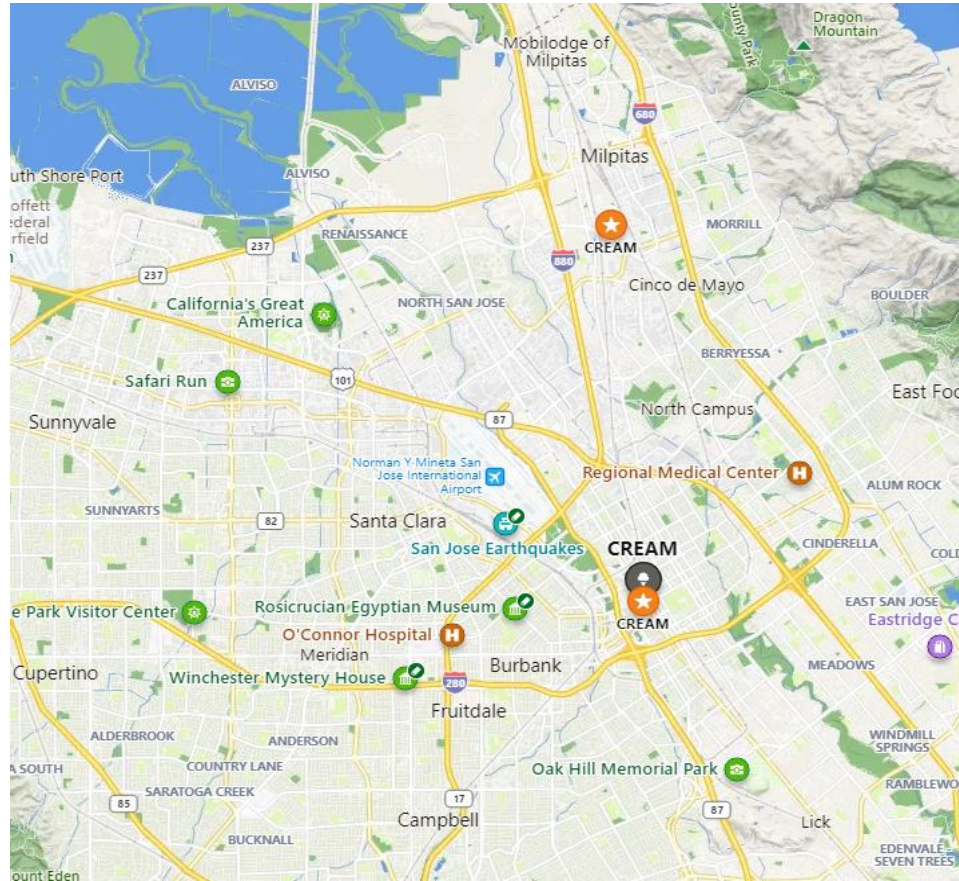




Cream - 2 units  
 \$599,000 for package. Can be purchased separately.



Stores are 20 minutes apart.

Kiosk in SAP Shark Stadium as part of the sale for no addition cost. SAP Stadium is about a mile from the San Jose store.

Store	Trailing 12 Months Ending 12/31/21	Managed Cash Flow	Unit Prices
Milpitas, CA 95035	\$469,168	\$134,243	\$199,000
San Jose, CA 95113	\$684,155	\$190,380	\$399,000
<b>TOTAL</b>	<b>\$1,153,323</b>	<b>\$324,623</b>	<b>\$598,000</b>



## CONFIDENTIAL Executive Summary



Purchase Price:	\$199,000
Total Annual Sales*:	\$469,168
Inventory:	\$5,000
Managed Cash Flow**:	\$134,243

**Cream Great Mall**  
**296 Great Mall Drive**  
**Milpitas, CA 95035**

**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.

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### Franchise Information:

CREAM, Inc. was founded in 2010 in Berkeley, CA by 2 brothers to share their unique ice cream sandwich creations. Franchising began in 2012. CREAM Inc. HAS WAIVED ROYALTY, ADVERTISING AND TRANSFER FEE INDEFINITELY. SAP Stadium is about a mile from the San Jose store. No rent at SAP, just 20% commission of total revenue. SAP \$175k Revenue and \$80k profits. Will sell separately, \$199K Great Mall, \$399 SJ & SAP Kiosk

Franchise Agreement Expiration: n/a  
Royalty: waived  
Remodel Requirements: none

Transfer Fee: waived  
Advertising: waived

Training Location: on site  
Training Period: 1 week

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### Lease Information:

Monthly Base Rent: \$6,300  
Percentage Rent: 0.00%  
Expiration: 7/1/2024

Options: 1x5 year  
CAM: \$1,300  
Monthly Property Tax: \$367

Security Deposit: \$0  
Real Property Available: no  
Increases: 3%

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### Location Details:

Business Established: 7/1/2019  
Owner Since: 7/1/2019  
Hours of Operation: Mall hours

Building Type: mall  
Seating: 0  
Licenses Needed: Business License

Building Size: 0  
Employees: 5  
Equipment Value: \$50,000

Great Mall serves nearby communities of Milpitas, San Jose, Santa Clara, and Fremont. Located off intersection of I-880 and Great Mall Expressway as well as the intersection of I-680 and Montague Expressway. Located on main floor near Old Navy & Valliani Jewelers.

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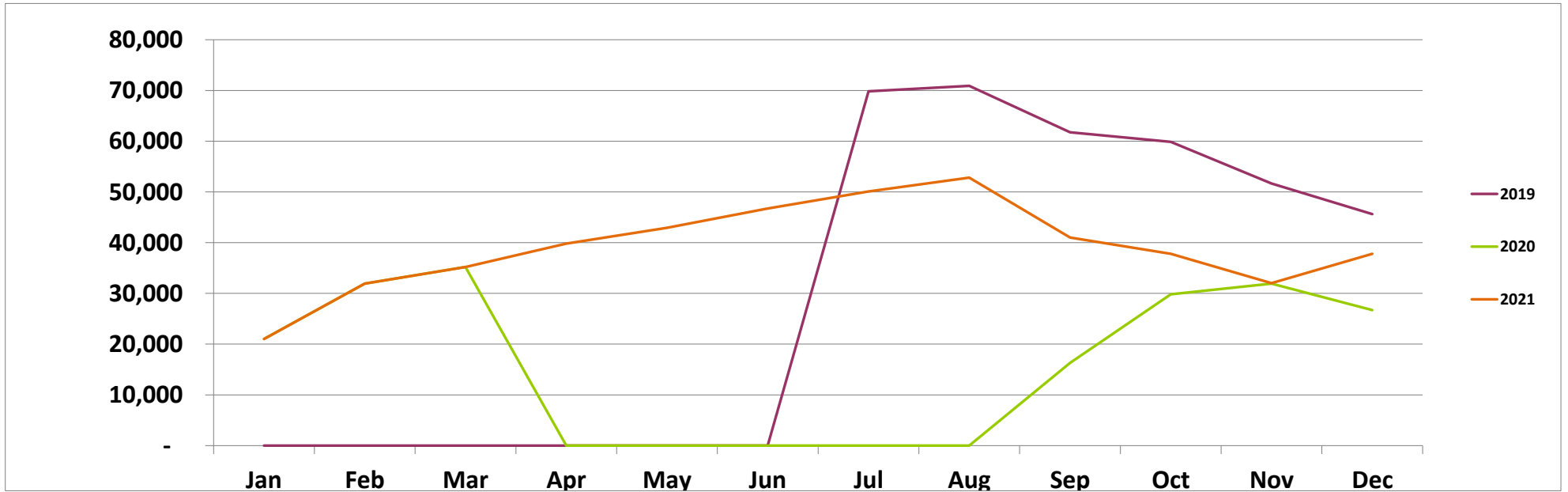
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**MONTHLY SALES**

**Cream Great Mall**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2019</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$69,819	\$70,910	\$61,765	\$59,876	\$51,677	\$45,616	\$359,663
<b>2020</b>	\$21,010	\$31,919	\$35,210	\$0	\$0	\$0	\$0	\$0	\$16,291	\$29,817	\$31,919	\$26,717	\$192,883
<b>\$ +/-</b>	\$21,010	\$31,919	\$35,210						(\$45,474)	(\$30,059)	(\$19,758)	(\$18,899)	(\$26,051)
<b>% +/-</b>									-74%	-50%	-38%	-41%	-12%
<b>2020</b>	\$21,010	\$31,919	\$35,210	\$0	\$0	\$0	\$0	\$0	\$16,291	\$29,817	\$31,919	\$26,717	\$192,883
<b>2021</b>	\$21,010	\$31,919	\$35,210	\$39,818	\$42,919	\$46,717	\$50,101	\$52,818	\$41,010	\$37,818	\$32,010	\$37,818	\$469,168
<b>\$ +/-</b>	\$0	\$0	\$0	\$39,818	\$42,919	\$46,717	\$50,101	\$52,818	\$24,719	\$8,001	\$91	\$11,101	\$276,285
<b>% +/-</b>	0%	0%	0%						152%	27%	0%	42%	143%





**Cream Great Mall  
PROFORMA - MANAGED**

Trailing 12 Months Ending 12/31/21		
SALES	\$ 469,168	
COGS:	\$ 105,000	22.4%
Crew Labor:	\$ 88,814	18.9%
Workers Comp*:	\$ 3,197	3.6%
Payroll Taxes*:	\$ 8,384	9.4%
R&M:	\$ 798	0.2%
Utilities:	\$ 15,418	3.3%
Rent:	\$ 75,600	16.1%
CAM:	\$ 15,600	3.3%
Property Tax:	\$ 4,404	0.9%
Personal Property Tax:	\$ 775	0.2%
Insurance:	\$ 590	0.1%
Bank Charges:	\$ 350	0.1%
Credit Card Fees:	\$ 4,692	1.0%
Professional Services:	\$ 4,500	1.0%
Laundry/Uniforms:	\$ 500	0.1%
Permits & Licenses:	\$ 840	0.2%
Cash Over/Short:	\$ 469	0.1%
Other G&A:	\$ 4,995	1.1%
Total Expenses:	\$ 334,925	71.4%
Managed Cash Flow:	\$ 134,243	28.6%

\*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



## CONFIDENTIAL Executive Summary



Purchase Price:	\$399,000
Total Annual Sales*:	\$684,155
Inventory:	\$10,000
Managed Cash Flow**:	\$190,380

**Cream San Jose**  
**49 South 1st Street**  
**San Jose, CA 95113**

**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:

CREAM, Inc. was founded in 2010 in Berkeley, CA by 2 brothers to share their unique ice cream sandwich creations. Franchising began in 2012. CREAM Inc. HAS WAIVED ROYALTY, ADVERTISING AND TRANSFER FEE INDEFINITELY. Kiosk in SAP Shark Stadium approx. 1 mile from SJ Shop included in sale. No rent at SAP, just 20% commission of total revenue. SAP \$175k Revenue and \$80k Profits

Franchise Agreement Expiration: n/a  
Royalty: waived  
Remodel Requirements: none

Transfer Fee: waived  
Advertising: waived

Training Location: on site  
Training Period: 1 week

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### Lease Information:

Monthly Base Rent: \$3,900  
Percentage Rent: 0.00%  
Expiration: 12/31/2023

Options: (12/2027)  
CAM: incl  
Monthly Property Tax: incl

Security Deposit: \$0  
Real Property Available: no  
Increases: \$100 ann. thru 12/2027

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### Location Details:

Business Established: 6/1/2013  
Owner Since: 2013  
Hours of Operation: 1 PM-midnight

Building Type: Corner shop  
Seating: 0  
Licenses Needed: business

Building Size: 1000 sq ft  
Employees: 8  
Equipment Value: \$70,000

Located in the heart of Downtown San Jose, 5 minute walk from SJ State University, San Pedro Square Market, The Tech Museum, San Jose Museum of Art, Plaza de Cesar

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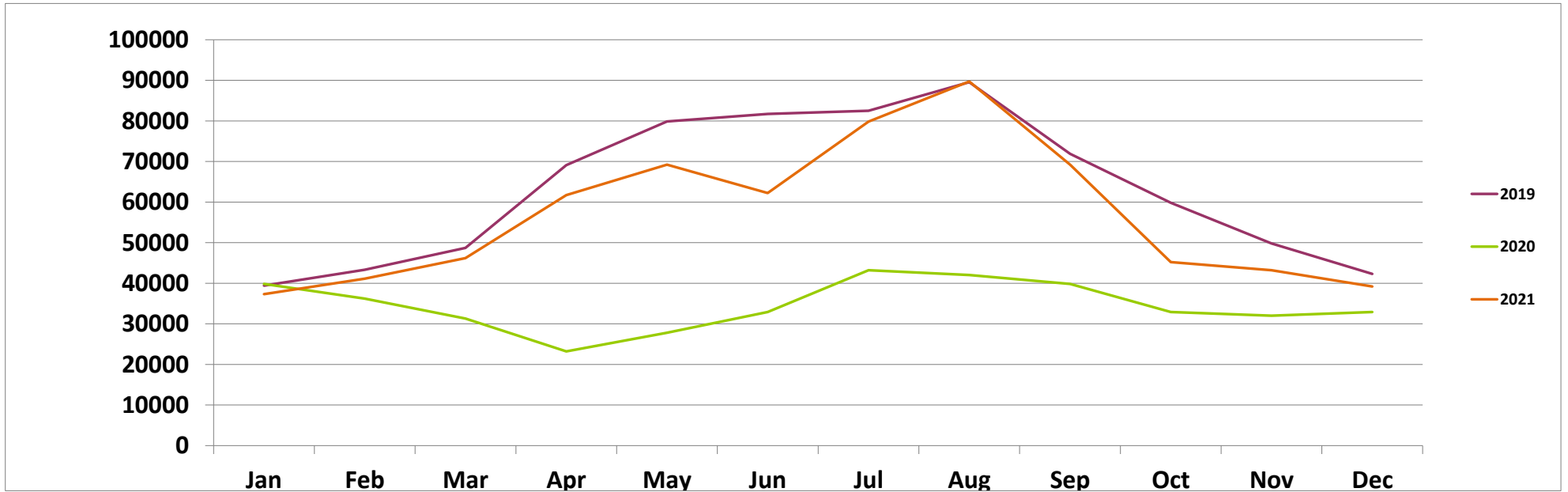
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**MONTHLY SALES**

**Cream San Jose**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2019</b>	\$39,417	\$43,310	\$48,718	\$69,101	\$79,870	\$81,719	\$82,514	\$89,541	\$71,910	\$59,810	\$49,810	\$42,321	\$758,041
<b>2020</b>	\$39,817	\$36,210	\$31,291	\$23,210	\$27,818	\$32,919	\$43,210	\$42,019	\$39,828	\$32,919	\$32,019	\$32,919	\$414,179
<b>\$ +/-</b>	\$400	(\$7,100)	(\$17,427)	(\$45,891)	(\$52,052)	(\$48,800)	(\$39,304)	(\$47,522)	(\$32,082)	(\$26,891)	(\$17,791)	(\$9,402)	(\$343,862)
<b>% +/-</b>	1%	-16%	-36%	-66%	-65%	-60%	-48%	-53%	-45%	-45%	-36%	-22%	-45%
<b>2020</b>	\$39,817	\$36,210	\$31,291	\$23,210	\$27,818	\$32,919	\$43,210	\$42,019	\$39,828	\$32,919	\$32,019	\$32,919	\$414,179
<b>2021</b>	\$37,317	\$41,109	\$46,210	\$61,721	\$69,211	\$62,211	\$79,820	\$89,716	\$69,210	\$45,210	\$43,210	\$39,210	\$684,155
<b>\$ +/-</b>	(\$2,500)	\$4,899	\$14,919	\$38,511	\$41,393	\$29,292	\$36,610	\$47,697	\$29,382	\$12,291	\$11,191	\$6,291	\$269,976
<b>% +/-</b>	-6%	14%	48%	166%	149%	89%	85%	114%	74%	37%	35%	19%	65%





**Cream San Jose**  
**PROFORMA - MANAGED**

Trailing 12 Months Ending 12/31/21		
SALES	\$ 684,155	
COGS:	\$ 159,955	23.4%
Crew Labor:	\$ 158,382	23.2%
GM:	\$ 45,000	6.6%
Workers Comp*:	\$ 4,108	2.0%
Payroll Taxes*:	\$ 20,582	10.1%
R&M:	\$ 10,536	1.5%
Utilities:	\$ 20,784	3.0%
Rent:	\$ 46,800	6.8%
Personal Property Tax:	\$ 775	0.1%
Insurance:	\$ 600	0.1%
Bank Charges:	\$ 350	0.1%
Credit Card Fees:	\$ 7,252	1.1%
Professional Services:	\$ 4,500	0.7%
Laundry/Uniforms:	\$ 500	0.1%
Pest Control:	\$ 150	0.0%
Permits & Licenses:	\$ 840	0.1%
Cash Over/Short:	\$ 684	0.1%
Other G&A:	\$ 11,976	1.8%
Total Expenses:	\$ 493,775	72.2%
Managed Cash Flow:	\$ 190,380	27.8%

\*Workers Comp and Payroll Taxes shown as a % of Total Labor.

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