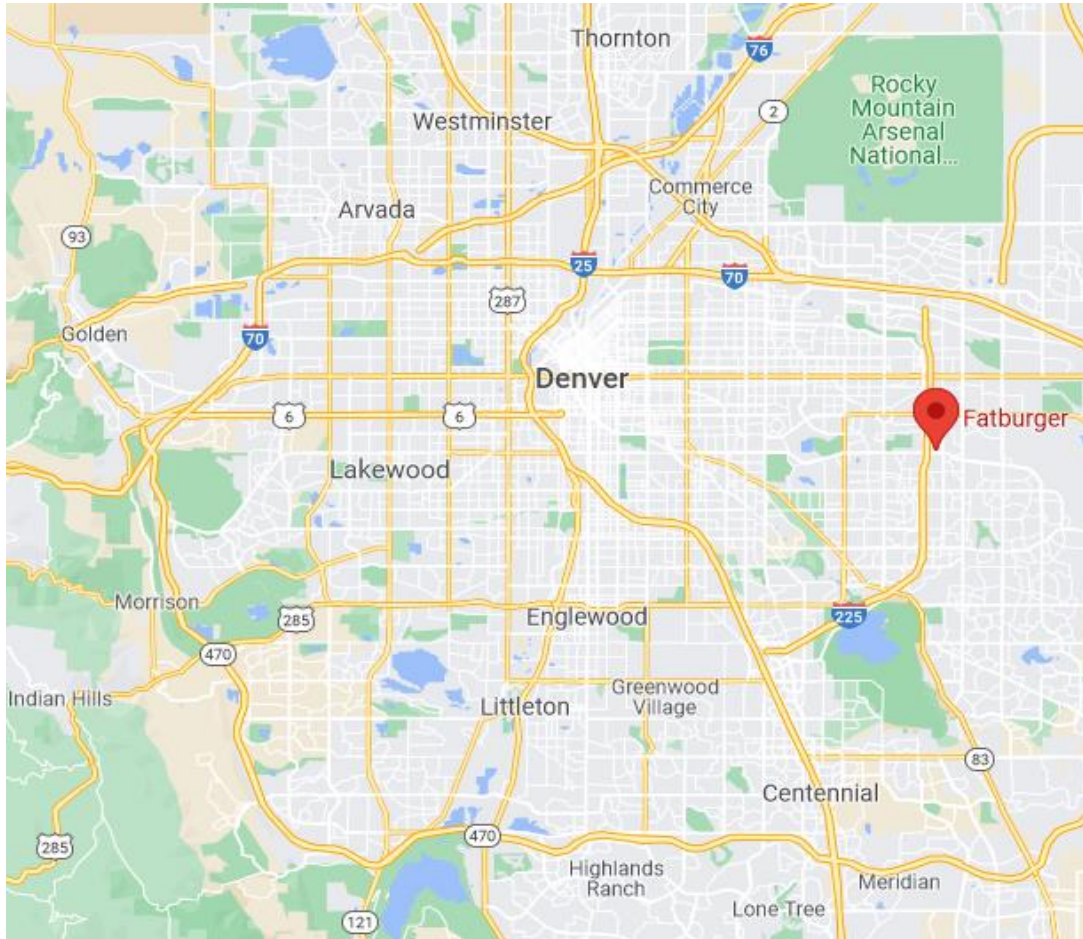


Fatburger #85
Aurora, CO
\$775,000



Store	Trailing 12 Months Ending 10/31/22	Managed Cash Flow
14221 E Cedar Ave, Unit A	\$1,533,420	\$194,350



CONFIDENTIAL Executive Summary



Purchase Price: \$775,000
 Total Annual Sales*: \$1,533,420
 Inventory: \$9,000
 Managed Cash Flow**: \$194,350

Fatburger #85
14221 E Cedar Ave, Unit A
Aurora, CO 80012

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

* Trailing 12 Months Ending 10/31/22

** 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:

Fatburger is a quick casual, take-out & sit down hamburger chain founded in 1952 known for its thick, delicious, mouth-watering burgers. Fatburger features freshly prepared, cooked to order food prepared in full view of guests. Stores are always clean, always bright and always playing great music. Fatburger is owned by Fat Brands which also owns Round Table Pizza, Fazoli's, Johnny Rockets and many other well known restaurants. Fatburger operates in 7 states and over 20 countries. Franchising since 1990, Fatburger currently has over 175+ franchised units. Fatburger requires a minimum net worth of \$1,500,000 (excluding automobiles, furnishings and personal residences), with a minimum of \$500,000 in liquid assets. Liquid assets are defined as those which can be converted to cash within thirty (30) days.

Franchise Agreement Expiration: March 2027	Transfer Fee: \$15,000	Training Location: Los Angeles, CA
Royalty: 6.0%	Advertising: 1.95%	Training Period: 1 week
Remodel Requirements: Upon transfer, cost TBD by Franchisor		

Lease Information:

Monthly Base Rent: \$7,453	Options: 1x5yr	Security Deposit: \$7,711
Percentage Rent: N/A	CAM: \$850	Real Property Available: No
Expiration: 3/31/2027	Monthly Property Tax: \$895	Increases: 2% in 2024

Location Details:

Business Established: 3/17/2012	Building Type: Inline, endcap	Building Size: 2,400 SF
Owner Since: 3/17/2012	Seating: 118	Employees: 15-18
Hours of Operation: Su-Th 10:30a-9p, 10p Fr-Sa	Licenses Needed: Business, Health	Equipment Value: \$50,000

Inline, endcap unit near the the Aurora City Place shopping center. Big box shopping stores Target, Barnes and Noble, Michaels, Pet Smart, Sports Authority and many others are in center. This unit is located on a pedestrian friendly street with many other small businesses. Parking spots are located right in front of unit. Located less than a half mile from I-255. Residential properties surround the area. The Aurora Municipal Center, police station, public library are approximately 1 mile away. The Aurora Hills golf course and Bicentennial Park and dog park are right on the other side of I-255. South of the unit are Sams Club, Walmart and The Home Depot. Nearby competitors include Five Guys, In-n-Out Burger and Burger King.

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.

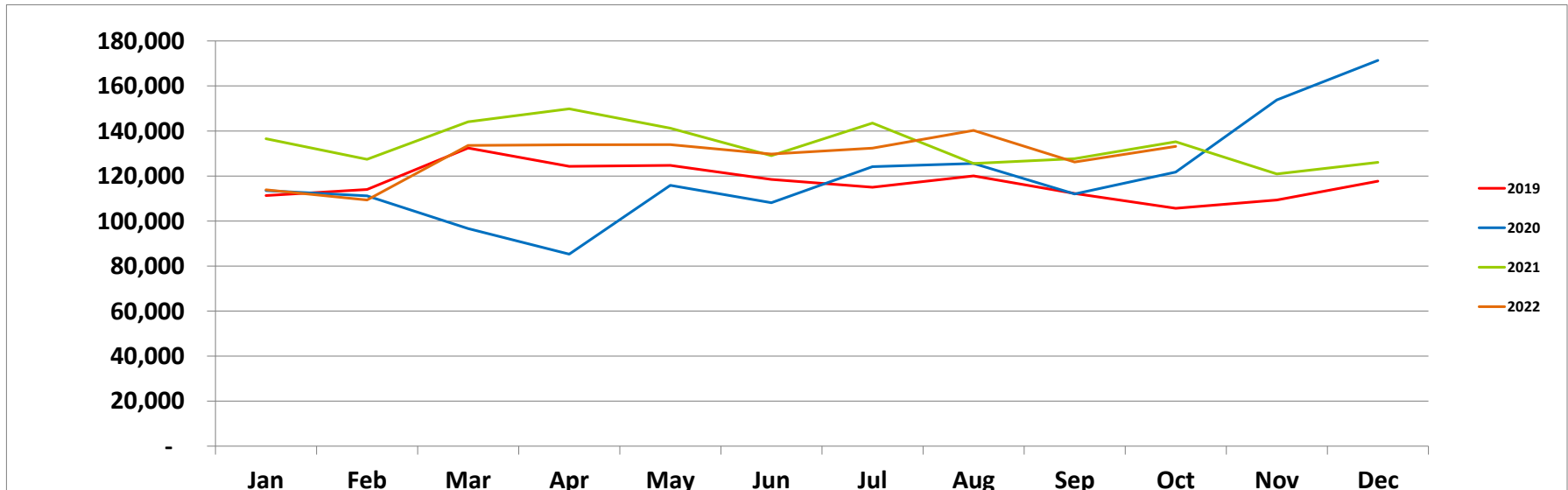


MONTHLY SALES

Fatburger #85

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2019	\$111,316	\$114,052	\$132,437	\$124,289	\$124,740	\$118,464	\$114,990	\$120,049	\$112,232	\$105,658	\$109,306	\$117,685	\$1,405,218
2020	\$113,522	\$111,161	\$96,613	\$85,297	\$115,838	\$108,130	\$124,189	\$125,588	\$112,063	\$121,754	\$153,827	\$171,358	\$1,439,340
\$ +/-	\$2,206	(\$2,891)	(\$35,824)	(\$38,992)	(\$8,902)	(\$10,334)	\$9,199	\$5,539	(\$169)	\$16,096	\$44,521	\$53,673	\$34,122
% +/-	2%	-3%	-27%	-31%	-7%	-9%	8%	5%	0%	15%	41%	46%	2%
2020	\$113,522	\$111,161	\$96,613	\$85,297	\$115,838	\$108,130	\$124,189	\$125,588	\$112,063	\$121,754	\$153,827	\$171,358	\$1,439,340
2021	\$136,576	\$127,438	\$144,083	\$149,846	\$141,252	\$129,020	\$143,515	\$125,585	\$127,726	\$135,228	\$120,920	\$126,074	\$1,607,263
\$ +/-	\$23,054	\$16,277	\$47,470	\$64,549	\$25,414	\$20,890	\$19,326	(\$3)	\$15,663	\$13,474	(\$32,907)	(\$45,284)	\$167,923
% +/-	20%	15%	49%	76%	22%	19%	16%	0%	14%	11%	-21%	-26%	12%
2021	\$136,576	\$127,438	\$144,083	\$149,846	\$141,252	\$129,020	\$143,515	\$125,585	\$127,726	\$135,228	\$120,920	\$126,074	\$1,607,263
2022	\$113,900	\$109,349	\$133,560	\$133,868	\$133,961	\$129,733	\$132,412	\$140,247	\$126,221	\$133,175	\$0	\$0	\$1,286,426
\$ +/-	(\$22,676)	(\$18,089)	(\$10,523)	(\$15,978)	(\$7,291)	\$713	(\$11,103)	\$14,662	(\$1,505)	(\$2,053)			(\$73,843)
% +/-	-17%	-14%	-7%	-11%	-5%	1%	-8%	12%	-1%	-2%			-5%

Sales down Jan-Apr due to bad winter weather.





**Fatburger #85
PROFORMA**

Trailing 12 Months Ending 10/31/22		
SALES	\$ 1,533,420	
COGS:	\$ 539,764	35.2%
Crew Labor:	\$ 341,186	22.3%
GM:	\$ 60,000	3.9%
Workers Comp*:	\$ 6,820	1.7%
Payroll Taxes*:	\$ 46,337	11.6%
R&M:	\$ 27,602	1.8%
Non-Ingredient:	\$ 767	0.1%
Utilities:	\$ 26,190	1.7%
Rent:	\$ 113,718	7.4%
Nat'l Advertising:	\$ 29,902	2.0%
Royalty:	\$ 92,005	6.0%
Bank Charges:	\$ 600	0.0%
Credit Card Fees:	\$ 20,701	1.4%
Professional Services:	\$ 10,000	0.7%
Laundry/Uniforms:	\$ 3,000	0.2%
Pest Control:	\$ 270	0.0%
Security:	\$ -	0.0%
Permits & Licenses:	\$ 50	0.0%
Cash Over/Short:	\$ 1,533	0.1%
Employee Benefits:	\$ 17,295	1.1%
Other G&A:	\$ 2,100	0.1%
Total Expenses:	\$ 1,346,820	87.8%
Other Income:	\$ 7,750	0.5%
Managed Cash Flow:	\$ 194,350	12.7%

*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.