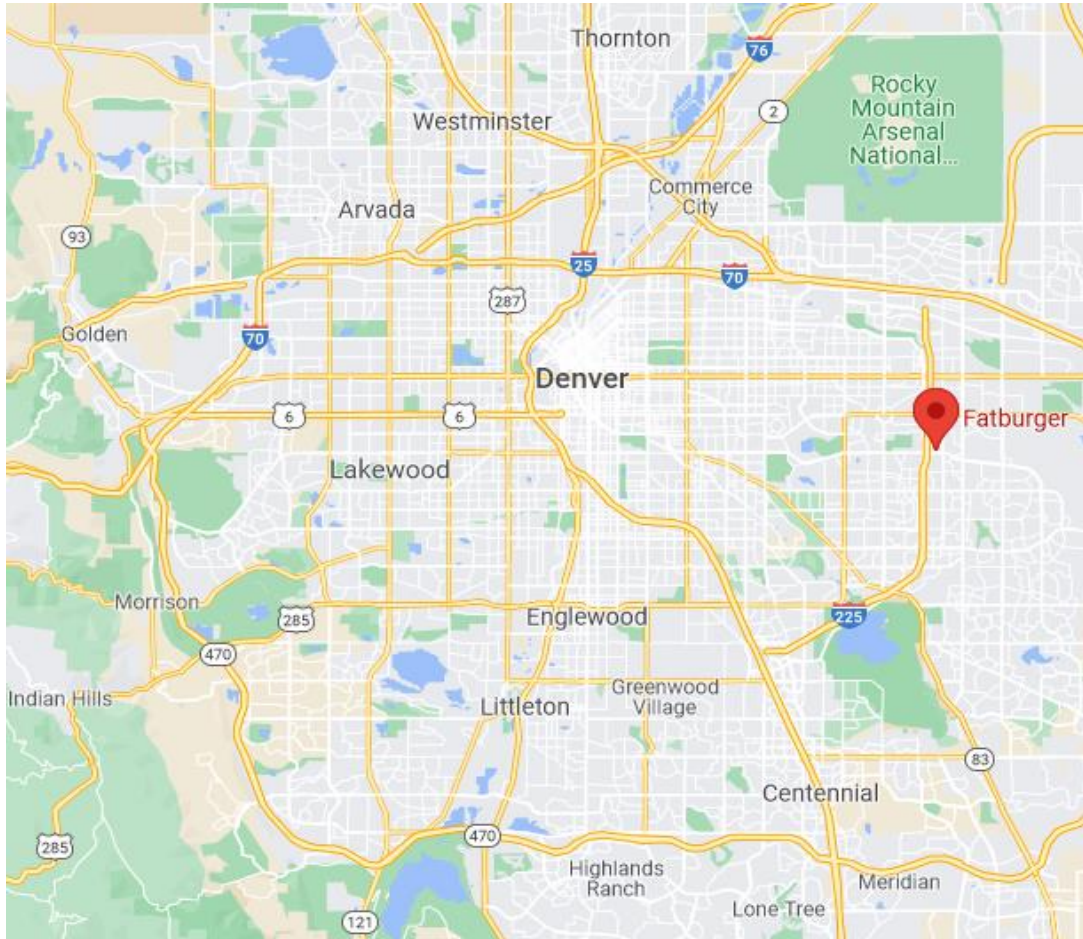


**Fatburger #85**  
**Aurora, CO**  
**\$870,000**



Store	Trailing 12 Months Ending 2/28/22	Managed Cash Flow
14221 E Cedar Ave, Unit A	\$1,566,498	\$261,828



**CONFIDENTIAL Executive Summary**



Purchase Price: \$870,000  
 Total Annual Sales\*: \$1,566,498  
 Inventory: \$9,000  
 Managed Cash Flow\*\*: \$261,828

**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 2/28/22

\*\* 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: Approx cost \$50-75K, to be completed within a year		

**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: Included in CAM	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.

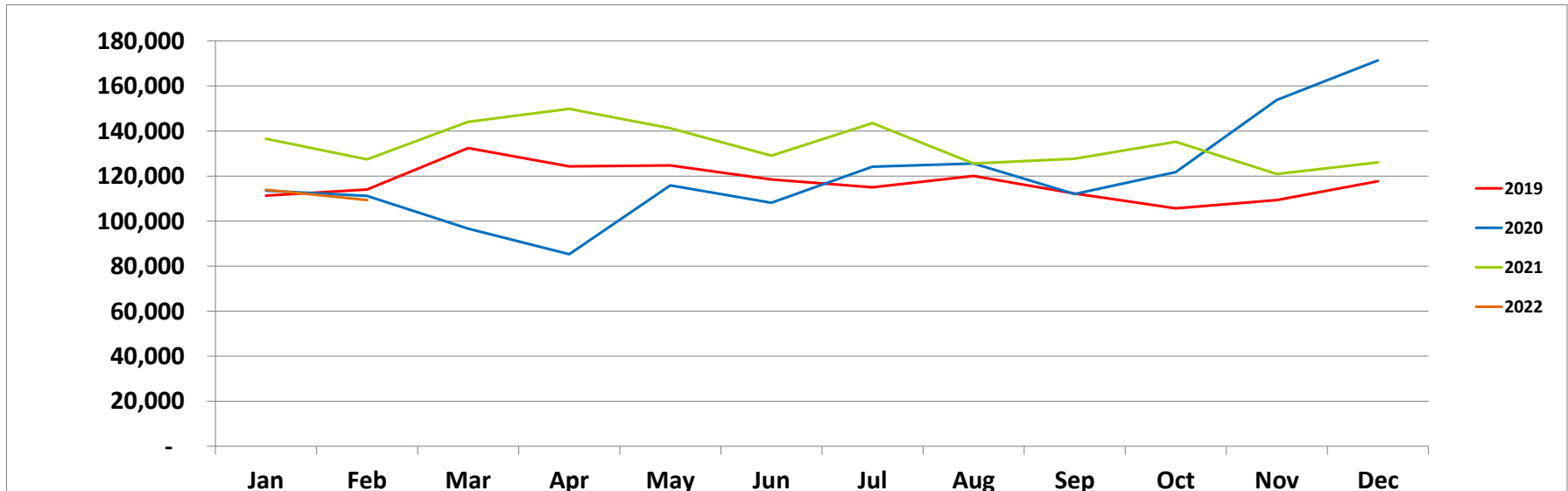


MONTHLY SALES

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223,249
\$ +/-	(\$22,676)	(\$18,089)											(\$40,765)
% +/-	-17%	-14%											-15%

Sales down in Jan/Feb 2022 due to bad winter weather.





**Fatburger #85  
PROFORMA**

Trailing 12 Months Ending 2/28/22		
SALES	\$ 1,566,498	
COGS:	\$ 513,028	32.8%
Crew Labor:	\$ 339,930	21.7%
GM:	\$ 60,000	3.8%
Workers Comp*:	\$ 7,599	1.9%
Payroll Taxes*:	\$ 41,593	10.4%
R&M:	\$ 24,281	1.6%
Non-Ingredient:	\$ 313	0.0%
Utilities:	\$ 25,590	1.6%
Rent:	\$ 89,436	5.7%
CAM:	\$ 10,200	0.7%
Nat'l Advertising:	\$ 30,547	2.0%
Royalty:	\$ 93,990	6.0%
Insurance:	\$ 6,570	0.4%
Bank Charges:	\$ 600	0.0%
Credit Card Fees:	\$ 23,497	1.5%
Professional Services:	\$ 4,500	0.3%
Laundry/Uniforms:	\$ 3,790	0.2%
Pest Control:	\$ 300	0.0%
Security:	\$ 1,200	0.1%
Permits & Licenses:	\$ 1,710	0.1%
Cash Over/Short:	\$ 1,566	0.1%
Employee Benefits:	\$ 22,890	1.5%
Other G&A:	\$ 1,540	0.1%
Total Expenses:	\$ 1,304,670	83.3%
Managed Cash Flow:	\$ 261,828	16.7%

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

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## Adjustment Summary

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

P&L Period:	YE 2021	
Total Sales from P&L:	\$1,607,266	
Net Income from P&L:	\$221,731	
Amortization:		
Depreciation:	\$6,787	
Interest:		
Taxes:		
EBITDA:	\$228,518	

### Adjustment Detail

EXPENSES:	Actual:	% of Sales	Projected:	% of Sales	Difference	% of Sales	Notes
COGS:	\$525,863	32.72%	\$526,380	32.75%	-\$517	-0.03%	incl paper, uber fees, delivery fees
Crew Labor:	\$408,504	25.42%	\$348,777	21.70%	\$59,727	3.72%	includes manager
GM:		0.00%	\$60,000	3.73%	-\$60,000	-3.73%	
Other Store Level Mgmt:		0.00%		0.00%	\$0	0.00%	
Workers Comp*:	\$7,768	1.90%	\$7,767	1.90%	\$1	0.00%	% of total labor
Payroll Taxes*:	\$42,336	10.36%	\$42,513	10.40%	-\$177	-0.01%	% of total labor
R&M:	\$24,356	1.52%	\$24,913	1.55%	-\$557	-0.03%	
Non-Ingredient:	\$244	0.02%	\$321	0.02%	-\$77	0.00%	cleaning suppl, oper suppl
Utilities:	\$25,349	1.58%	\$25,590	1.59%	-\$241	-0.01%	includes telephone
Rent:	\$95,504	5.94%	\$89,436	5.56%	\$6,068	0.38%	
CAM:	\$16,639	1.04%	\$10,200	0.63%	\$6,439	0.40%	
Property Tax:		0.00%		0.00%	\$0	0.00%	
Personal Property Tax:		0.00%		0.00%	\$0	0.00%	
Local Advertising:	\$6,347	0.39%	\$0		\$6,347	0.39%	
Nat'l Advertising:	\$14,897	0.93%	\$31,342	1.95%	-\$16,445	-1.02%	
Royalty:	\$96,813	6.02%	\$96,436	6.00%	\$377	0.02%	
Equipment Lease:		0.00%		0.00%	\$0	0.00%	
Insurance:	\$6,567	0.41%	\$6,570	0.41%	-\$3	0.00%	
Bank Charges:	\$666	0.04%	\$600	0.04%	\$66	0.00%	
Credit Card Fees:	\$24,141	1.50%	\$24,109	1.50%	\$32	0.00%	
Professional Services:	\$12,837	0.80%	\$4,500	0.28%	\$8,337	0.52%	
Outside Services:		0.00%		0.00%	\$0	0.00%	
Laundry/Uniforms:	\$3,786	0.24%	\$3,790	0.24%	-\$4	0.00%	
Pest Control:	\$300	0.02%	\$300	0.02%	\$0	0.00%	
Security:	\$1,197	0.07%	\$1,200	0.07%	-\$3	0.00%	
Music:		0.00%		0.00%	\$0	0.00%	
Permits & Licenses:	\$1,709	0.11%	\$1,710	0.11%	-\$1	0.00%	
Cash Over/Short:	\$246	0.02%	\$1,607	0.10%	-\$1,361	-0.08%	
Uber Fees:		0.00%		0.00%	\$0	0.00%	
Personal Expenses:	\$9,254	0.58%		0.00%	\$9,254	0.58%	meal, ent, cell, auto
Mgmt Fee/Owner Draw:	\$108,000	6.72%		0.00%	\$108,000	6.72%	
Employee Benefits:	\$22,890	1.42%	\$22,890	1.42%	\$0	0.00%	bonus, benefits
Other G&A:	\$1,540	0.10%	\$1,540	0.10%	\$0	0.00%	office supplies, printing, dues, postage
TOTAL EXPENSES:	\$1,457,753	90.70%	\$1,332,490	82.90%	\$125,263	7.79%	
Other Income:	79019	4.92%		0.00%			PPP
EBITDA:	\$228,532	14.22%	\$274,776	17.10%			

\* Workers Comp and Payroll Taxes are shown as % of total labor.

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