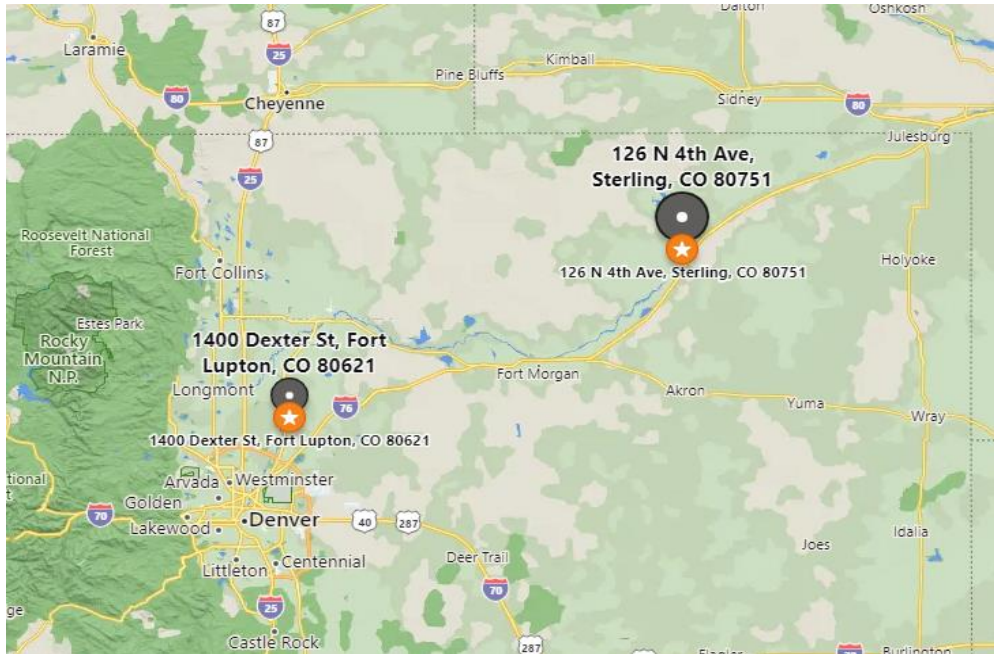


2 Little Caesars- CO
\$387,000 for package of 2



Stores are approximately 1.5 hours apart.

Store	YE 2021	Cash Flow*
2069-0001	\$638,649	\$91,589
2069-0002	\$421,939	-\$8,394
TOTAL	\$1,060,588	\$83,195



CONFIDENTIAL Executive Summary

Purchase Price:	\$387,000 for package of 2
Total Annual Sales*:	\$638,649
Inventory:	\$5,000
Managed Cash Flow**:	\$91,589

2069-0001
1400 Dexter St Unit B
Fort Lupton, CO 80751



Little Caesars®

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

* YE 2021

** 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: 2022

Royalty: 6.0%

Remodel Requirements: Needs i7.

Transfer Fee: \$2K transfer fee; \$15K renewal fee

Advertising: 4.4%

Training Location: Detroit, MI

Training Period: 6-8 weeks

Lease Information:

Monthly Base Rent: \$2,488

Percentage Rent: N/A

Expiration: 2027

Options: 1x5yr

CAM: Included in rent

Monthly Property Tax: Included in rent

Security Deposit: None

Real Property Available: No

Increases: None

Location Details:

Business Established: 2012

Owner Since: 2012

Hours of Operation: 10a-9p M-Th; 10a-10p Fr-Sa

Building Type: Inline

Seating: N/A

Licenses Needed: Business, Health

Building Size: 1,400 SF

Employees: 10

Equipment Value: \$10,000

Inline unit located next to a Safeway grocery. Other tenants in shopping area include a medical clinic, liquor store, grooming salon, nail salon, Great Clips and State Farm insurance. Nearby businesses include a vet, O'Reilly Auto Parts and Ace Hardware. There is a high school and community college nearby as well as the Coyote Creek Golf Course. Nearby competitors include Domino's and Pizza Hut.

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.



**2069-0001
PROFORMA**

	YE 2021	
SALES	\$ 638,649	
COGS:	\$ 220,334	34.5%
Crew Labor:	\$ 136,352	21.4%
GM:	\$ 35,000	5.5%
Workers Comp:	\$ 3,598	2.1%
Payroll Taxes:	\$ 18,592	10.9%
R&M:	\$ 1,916	0.3%
Non-Ingredient:	\$ 5,429	0.9%
Utilities:	\$ 15,635	2.4%
Rent:	\$ 29,856	4.7%
Nat'l Advertising:	\$ 28,101	4.4%
Royalty:	\$ 38,319	6.0%
Equipment Lease:	\$ 1,410	0.2%
Insurance:	\$ 4,745	0.7%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 11,496	1.8%
Professional Services:	\$ 4,500	0.7%
Outside Services:	\$ 8,340	1.3%
Laundry/Uniforms:	\$ 2,190	0.3%
Security:	\$ 1,415	0.2%
Permits & Licenses:	\$ 510	0.1%
Cash Over/Short:	\$ 639	0.1%
Employee Benefits:	\$ 855	0.1%
Other G&A:	\$ 230	0.0%
Total Expenses:	\$ 570,060	89.3%
Other Income:	\$ 23,000	3.6%
Managed Cash Flow:	\$ 91,589	14.3%

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.



CONFIDENTIAL Executive Summary



Little Caesars®

Purchase Price: \$387,000 for package of 2
 Total Annual Sales*: \$421,939
 Inventory: \$4,000
 Managed Cash Flow**: -\$8,394

2069-0002
532 W. Main St.
Sterling, CO 80751

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

* YE 2021

** 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: 2022
 Royalty: 6.0%
 Remodel Requirements: None

Transfer Fee: \$2K transfer fee; \$15K renewal fee
 Advertising: 4.4%

Training Location: Detroit, MI
 Training Period: 6-8 weeks

Lease Information:

Monthly Base Rent: \$2,865
 Percentage Rent: N/A
 Expiration: 8/31/2023

Options: 1x5yr
 CAM: Included in rent
 Monthly Property Tax: Included in rent

Security Deposit: \$2,000
 Real Property Available: No
 Increases: 8% with next option

Location Details:

Business Established: 2015
 Owner Since: 2015
 Hours of Operation: 10a-9p M-Th; 10a-10p Fr-Sa

Building Type: Inline
 Seating: None
 Licenses Needed: Business, Health

Building Size: 1,035 SF
 Employees: 8
 Equipment Value: \$10,000

Stand alone unit on the corner of N 6th Ave and W Main St. Located approximately 3 miles from I-76 and many hotels. Other businesses in area include Walgreens, Walmart Supercenter, banks and auto service center. Many residential properties surround unit. Nearby competitors include Domino's and Pizza Hut.

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**2069-0002
PROFORMA**

	YE 2021	
SALES	\$ 421,939	
COGS:	\$ 160,548	38.1%
Crew Labor:	\$ 105,485	25.0%
GM:	\$ 29,000	6.9%
Workers Comp:	\$ 2,824	2.1%
Payroll Taxes:	\$ 11,767	8.8%
R&M:	\$ 3,376	0.8%
Non-Ingredient:	\$ 6,962	1.7%
Utilities:	\$ 14,235	3.4%
Rent:	\$ 34,380	8.1%
Nat'l Advertising:	\$ 18,565	4.4%
Royalty:	\$ 25,316	6.0%
Insurance:	\$ 4,745	1.1%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,173	1.7%
Professional Services:	\$ 4,500	1.1%
Outside Services:	\$ 6,075	1.4%
Laundry/Uniforms:	\$ 2,880	0.7%
Security:	\$ 1,170	0.3%
Permits & Licenses:	\$ 90	0.0%
Cash Over/Short:	\$ 422	0.1%
Employee Benefits:	\$ 1,040	0.2%
Other G&A:	\$ 150	0.0%
Total Expenses:	\$ 441,303	104.6%
Other Income:	\$ 10,970	2.6%
Managed Cash Flow:	\$ (8,394)	-2.0%

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