



CONFIDENTIAL Executive Summary



Purchase Price:	\$80,000
Total Annual Sales*:	\$517,106
Inventory:	\$5,000
Managed Cash Flow**:	\$26,465

1984-0001 - Algonac
2658 Pointe Tremble Rd
Algonac, MI 48001

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

* T13 Periods Ending P2 2022

** 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 Caesar's 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: 6/1/2024
Royalty: 6.0%
Remodel Requirements: None

Transfer Fee: \$5,000
Advertising: 4.4%

Training Location: Detroit, MI
Training Period: 8 weeks

Lease Information:

Monthly Base Rent: \$2,350
Percentage Rent: N/A
Expiration: 5/31/2022

Options: In negotiations
CAM: \$500
Monthly Property Tax: Included

Security Deposit: \$0
Real Property Available: No
Increases: None

Location Details:

Business Established: April 2004
Owner Since: March 2011
Hours of Operation: M-Su 11a-9p

Building Type: Inline with drive-thru
Seating: 4
Licenses Needed: Business, Health

Building Size: 1,380 SF
Employees: Approx. 15
Equipment Value: \$200,000

Inline, endcap location with drive-thru in front of Algonac Plaza. Other tenants include a Subway. Algonac Plaza includes a Kroger grocery store, a Dollar Tree and a tobacco store. East access to/from restaurant. Located across from the St Clair River and the Algonac Harbour Club and a boat launch. Lots of boating/seasonal business. Nearby competitors include Hungry Howie's and Jet's Pizza. Little Caesars wrapped vehicle (inoperable) used for advertising and storage, worth \$5K, included in sale.

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.



**1984-0001 - Algonac
PROFORMA**

	T13 Periods Ending P2 2022	
SALES	\$ 517,106	
COGS:	\$ 209,945	40.6%
Crew Labor:	\$ 89,976	17.4%
GM:	\$ 28,600	5.5%
Unemployment Tax:	\$ 3,083	2.6%
Payroll Taxes:	\$ 13,933	11.8%
R&M:	\$ 2,327	0.5%
Non-Ingredient:	\$ 4,137	0.8%
Utilities:	\$ 15,460	3.0%
Rent:	\$ 28,200	5.5%
CAM:	\$ 6,000	1.2%
Local Advertising:	\$ 8,532	1.7%
Nat'l Advertising:	\$ 22,753	4.4%
Royalty:	\$ 31,026	6.0%
Insurance:	\$ 4,245	0.8%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,342	2.0%
Professional Services:	\$ 4,500	0.9%
Outside Services:	\$ 2,370	0.5%
Laundry/Uniforms:	\$ 1,590	0.3%
Cash Over/Short:	\$ 517	0.1%
Employee Benefits:	\$ 910	0.2%
Other G&A:	\$ 1,595	0.3%
Total Expenses:	\$ 490,642	94.9%
Managed Cash Flow:	\$ 26,465	5.1%

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.