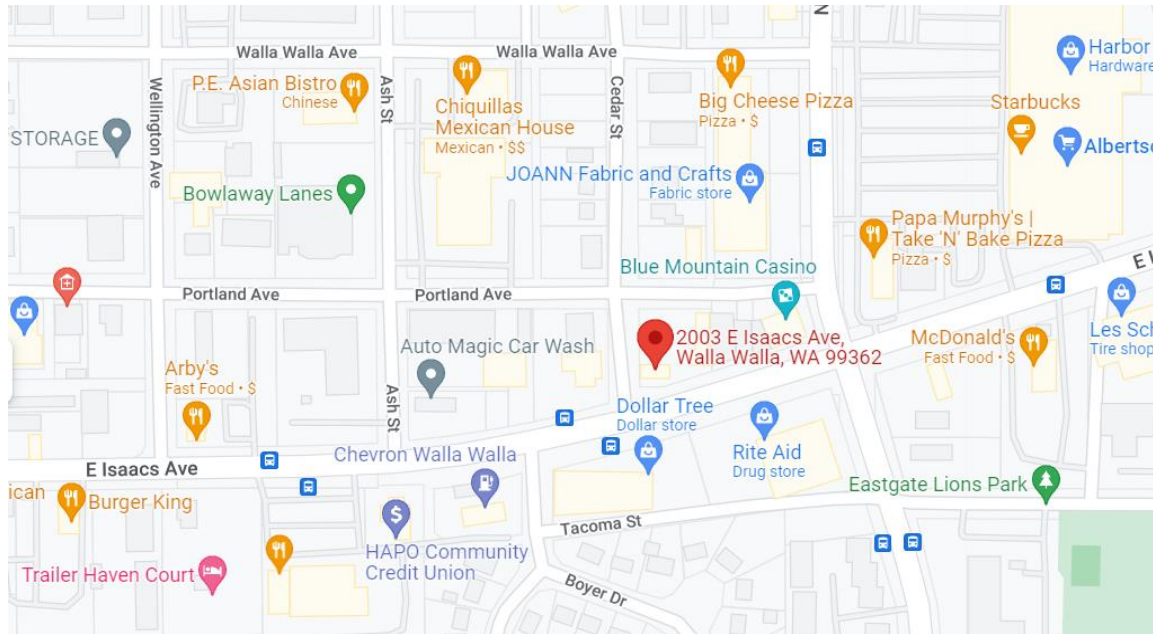




**Baskin Robbins (2003 E Issacs Ave, Walla Walla, Washington 99362)
\$275,000**



Store	Trailing 12 Months Ending 3/31/22	Managed Cash Flow	Owner-Operated Cash Flow
2003 E Issacs Ave	\$549,905	\$77,947	\$126,865



CONFIDENTIAL Executive Summary



Purchase Price:	\$275,000
Total Annual Sales*:	\$549,905
Inventory:	\$13,900
Managed Cash Flow**:	\$77,947
Owner-Operated Cash Flow**:	\$126,865

Baskin Robbins
2003 E Issacs Ave
Walla Walla, WA 99362

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

* Trailing 12 Months Ending 3/31/22

** 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:

Celebrating 75 years of Baskin Robbins, it is the world's largest ice cream specialty shops. From training and marketing to an integrated Brand Advisory Council, you'll enjoy exceptional brand support from every angle. Cash reserve min. 10% of the purchase price.

Franchise Agreement Expiration: 2/27/2037

Royalty: 1.0%

Remodel Requirements: Remodel required by 12/9/2026.

Transfer Fee: \$7,500

Advertising: 5.9%

Training Location: 2 wks virtual/ 1 wk local hands-on

Training Period: 3 weeks

Lease Information:

Monthly Base Rent: \$1,525

Percentage Rent: 6.00%

Expiration: 5/31/2023

Options: 5 years

CAM: None

Monthly Property Tax: Inc in rent

Security Deposit: None

Real Property Available: No

Increases: \$25 (base rent) or 6%

Location Details:

Business Established: 1970's

Owner Since: 38718

Hours of Operation: 11a-9:30p su-th; 11a-10p fr-sa

Building Type: Freestanding with drive thru

Seating: 14

Licenses Needed: City, Health, Sales permit

Building Size: 1100

Employees: 15

Equipment Value: \$50,000

Located on the busy commercial corner of Cedar St and E Issacs Ave. Other nearby tenants include a tattoo shop, a large laundromat and Blue dine in restaurant. Across from a Dollar Tree and Rite Aid. Seller's wife is the cake decorator and not on the payroll; Seller works 50 hrs a week, also not on the payroll. Proforma includes enough labor dollars to replace them.

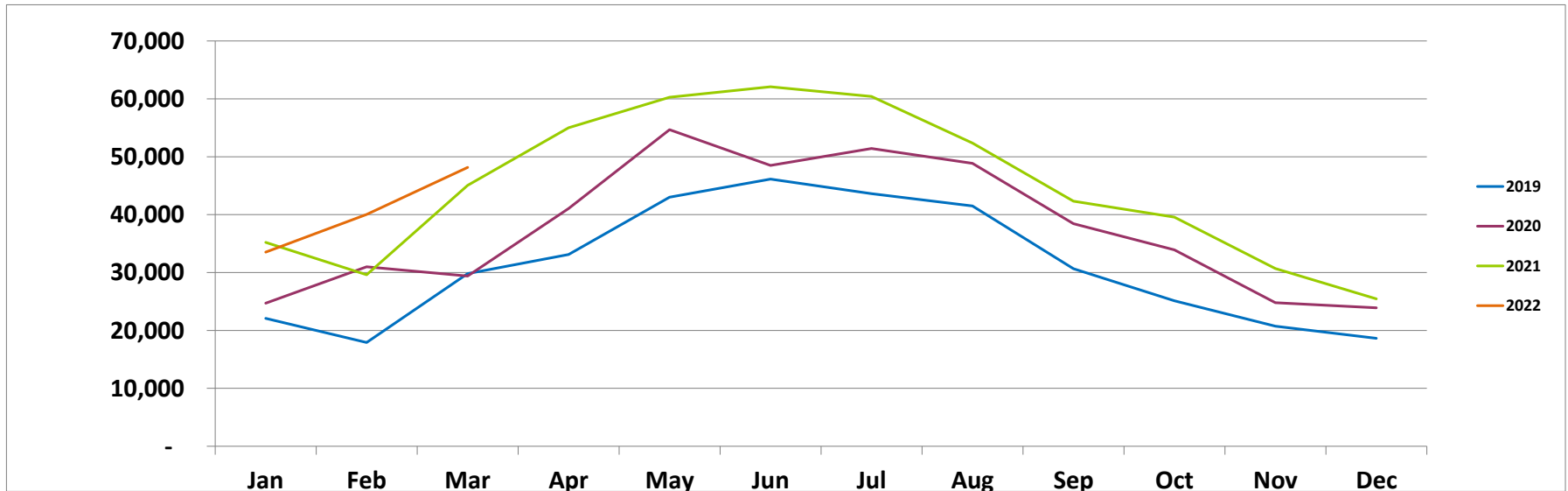
Remember you have agreed to keep all FranBizNetwork listings confidential.

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

Baskin Robbins

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2019	\$22,084	\$17,920	\$29,803	\$33,123	\$43,028	\$46,140	\$43,631	\$41,492	\$30,670	\$25,118	\$20,749	\$18,649	\$372,407
2020	\$24,720	\$31,002	\$29,409	\$41,052	\$54,675	\$48,496	\$51,438	\$48,862	\$38,436	\$33,912	\$24,800	\$23,909	\$450,711
\$ +/-	\$2,636	\$13,082	(\$394)	\$7,929	\$11,647	\$2,356	\$7,807	\$7,370	\$7,766	\$8,794	\$4,051	\$5,260	\$78,304
% +/-	12%	73%	-1%	24%	27%	5%	18%	18%	25%	35%	20%	28%	21%
2020	\$24,720	\$31,002	\$29,409	\$41,052	\$54,675	\$48,496	\$51,438	\$48,862	\$38,436	\$33,912	\$24,800	\$23,909	\$450,711
2021	\$35,201	\$29,613	\$45,057	\$55,007	\$60,281	\$62,088	\$60,403	\$52,371	\$42,323	\$39,565	\$30,684	\$25,458	\$538,051
\$ +/-	\$10,481	(\$1,389)	\$15,648	\$13,955	\$5,606	\$13,592	\$8,965	\$3,509	\$3,887	\$5,653	\$5,884	\$1,549	\$87,340
% +/-	42%	-4%	53%	34%	10%	28%	17%	7%	10%	17%	24%	6%	19%
2021	\$35,201	\$29,613	\$45,057	\$55,007	\$60,281	\$62,088	\$60,403	\$52,371	\$42,323	\$39,565	\$30,684	\$25,458	\$538,051
2022	\$33,527	\$40,036	\$48,162	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,725
\$ +/-	(\$1,674)	\$10,423	\$3,105										\$11,854
% +/-	-5%	35%	7%										11%





Baskin Robbins

PROFORMA - MANAGED

Trailing 12 Months Ending 3/31/22		
SALES	\$ 549,905	
COGS:	\$ 179,819	32.7%
Crew Labor:	\$ 112,181	20.4%
GM:	\$ 45,760	8.3%
Payroll Taxes*:	\$ 10,898	6.9%
R&M:	\$ 7,149	1.3%
Utilities:	\$ 16,160	2.9%
Rent:	\$ 32,000	5.8%
Personal Property Tax:	\$ 3,160	0.6%
Local Advertising:	\$ 2,200	0.4%
Nat'l Advertising:	\$ 32,444	5.9%
Royalty:	\$ 5,499	1.0%
Insurance:	\$ 1,280	0.2%
Bank Charges:	\$ 20	0.0%
Credit Card Fees:	\$ 9,348	1.7%
Outside Services:	\$ 1,850	0.3%
Laundry/Uniforms:	\$ 810	0.1%
Pest Control:	\$ 700	0.1%
Security:	\$ 330	0.1%
Permits & Licenses:	\$ 450	0.1%
Cash Over/Short:	\$ 550	0.1%
Other G&A:	\$ 9,350	1.7%
Total Expenses:	\$ 471,958	85.8%
Managed Cash Flow:	\$ 77,947	14.2%

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

PROFORMA - OWNER OPERATED

Trailing 12 Months Ending 3/31/22		
SALES	\$ 549,905	
COGS:	\$ 179,819	32.7%
Crew Labor:	\$ 112,181	20.4%
Assume Owner is GM		
Payroll Taxes*:	\$ 7,740	6.9%
R&M:	\$ 7,149	1.3%
Utilities:	\$ 16,160	2.9%
Rent:	\$ 32,000	5.8%
Personal Property Tax:	\$ 3,160	0.6%
Local Advertising:	\$ 2,200	0.4%
Nat'l Advertising:	\$ 32,444	5.9%
Royalty:	\$ 5,499	1.0%
Insurance:	\$ 1,280	0.2%
Bank Charges:	\$ 20	0.0%
Credit Card Fees:	\$ 9,348	1.7%
Outside Services:	\$ 1,850	0.3%
Laundry/Uniforms:	\$ 810	0.1%
Pest Control:	\$ 700	0.1%
Security:	\$ 330	0.1%
Permits & Licenses:	\$ 450	0.1%
Cash Over/Short:	\$ 550	0.1%
Other G&A:	\$ 9,350	1.7%
Total Expenses:	\$ 423,040	76.9%
Owner-Operated Cash Flow:	\$ 126,865	23.1%

*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.