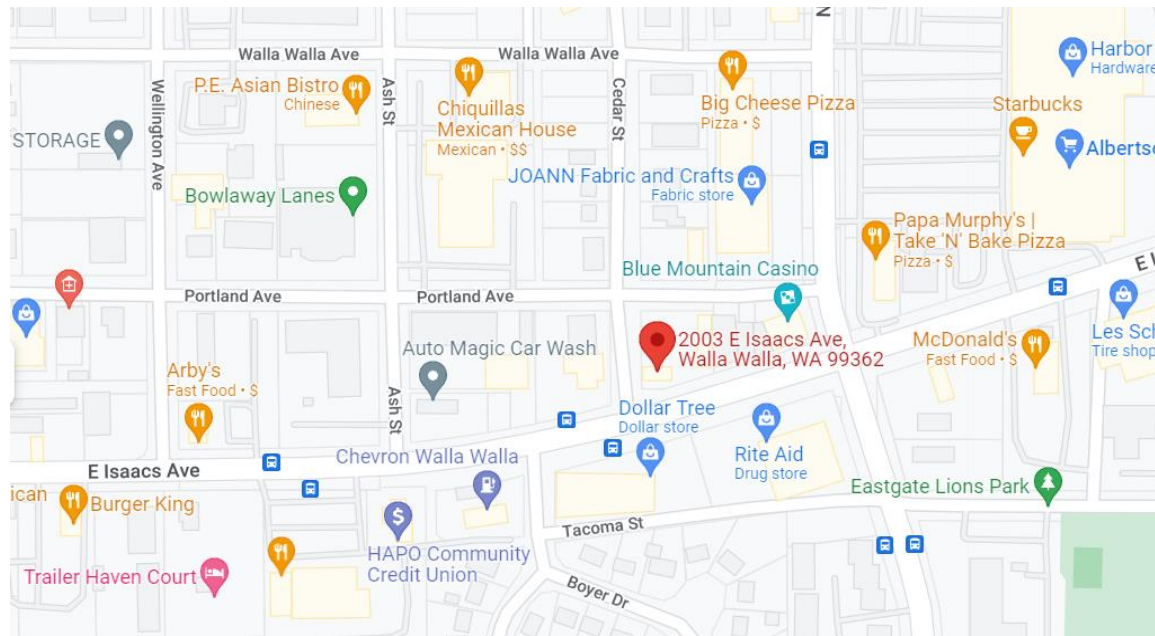


**Baskin Robbins (2003 E Issacs Ave, Walla Walla, Washington 99362)
\$275,000**



| 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



Baskin Robbins
2003 E Issacs Ave
Walla Walla, WA 99362

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

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%

Transfer Fee: \$7,500
Advertising: 5.9%

Training Location: 2 wks virtual/ 1 wk local hands-on
Training Period: 3 weeks

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

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.



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.