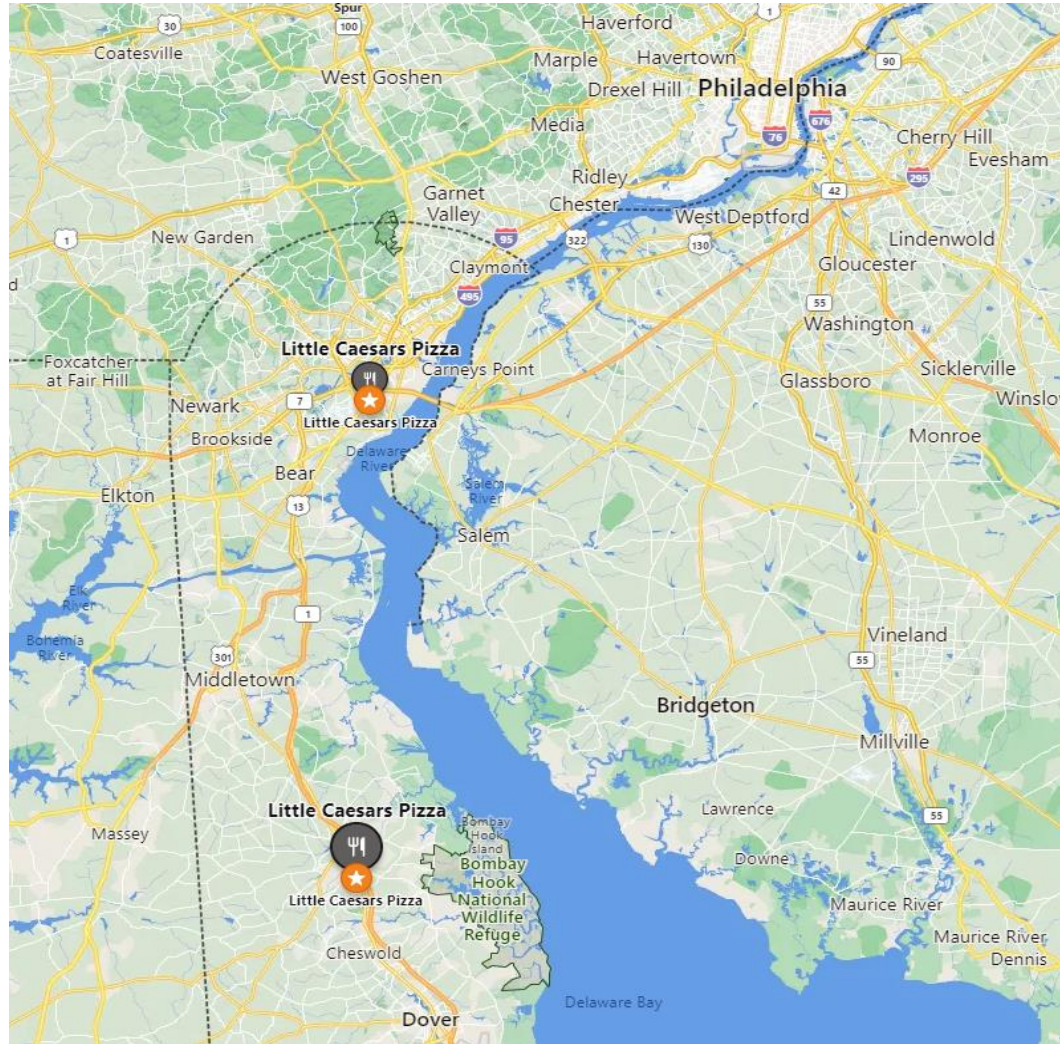


Little Caesars -2 units in DE
\$175,000



Stores are approximately 40 minutes apart.

Store	Trailing 13P Sales ending P13 2022	Managed Cash Flow
#2098-0001 New Castle	\$607,383	\$49,597
#2098-0002 Smryna	\$529,624	\$22,129
TOTAL	\$1,137,007	\$71,726



CONFIDENTIAL Executive Summary

Purchase Price:	\$175,000 for package of 2
Total Annual Sales*:	\$607,383
Inventory:	\$3,000
Managed Cash Flow**:	\$49,597

Little Caesars
1400 N. Dupont Hwy
New Castle, DE 19720



Little Caesars®

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

* Trailing 13P Sales ending P13 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:

Per Franchisor regulations, Buyer needs to contact agent and complete non-disclosure agreement and personal financial statement prior to receiving sales and cash flow 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, \$350,000 net worth or 70% of purchase price, whichever is higher with \$150,000 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: 1/16/2023

Royalty: 6.0%

Remodel Requirements: None

Transfer Fee: \$5,000

Advertising: 4.4%

Training Location: Detroit, MI

Training Period: 6 weeks

Lease Information:

Monthly Base Rent: \$1,900

Percentage Rent: N/A

Expiration: Month to month

Options: N/A

CAM: \$282

Monthly Property Tax: \$326

Security Deposit: \$3,500

Real Property Available: No

Increases: N/A

Location Details:

Business Established: Jan 2013

Owner Since: Jan 2013

Su 12p-8p; M 12p-9p; Tu-Th 11a-

Hours of Operation: 9p; Fr-Sa 11a-10p

Building Type: Inline

Seating: N/A

Licenses Needed: Business, Health

Building Size: 1,650 SF

Employees: 9

Equipment Value: TBD

Inline unit located off busy US-40/Dupont Highway. Other tenants in strip mall include Pep Boys auto, FedEx, metro PCS, pharmacy, nail salon and others. Located approximately a half mile from I-275. Wilmington University is within a mile. There is also a business park nearby, half a dozen hotels and many residential properties in surrounding area. Nearby competitors include Cafe Pizza, Seasons Pizza, and Pizza & Pasta.

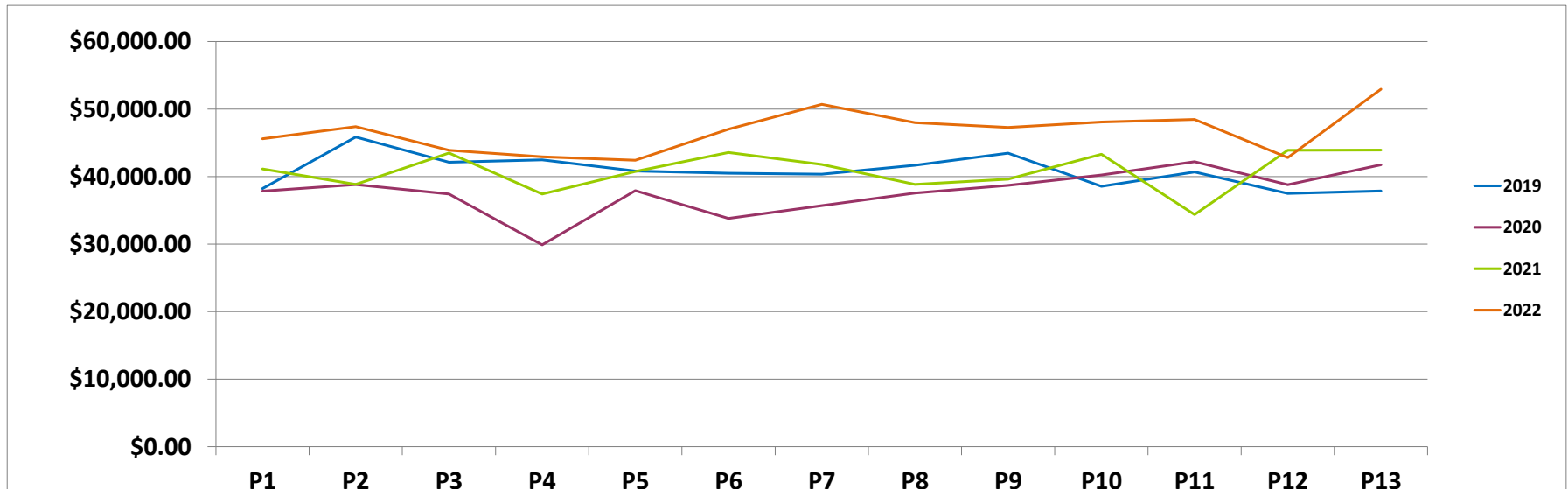
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MONTHLY SALES

Little Caesars

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2019	\$38,221	\$45,852	\$42,128	\$42,482	\$40,812	\$40,476	\$40,341	\$41,665	\$43,463	\$38,555	\$40,681	\$37,496	\$37,868	\$530,040
2020	\$37,834	\$38,802	\$37,424	\$29,888	\$37,919	\$33,809	\$35,698	\$37,561	\$38,689	\$40,237	\$42,196	\$38,786	\$41,735	\$490,578
\$ +/-	(\$387)	(\$7,050)	(\$4,704)	(\$12,594)	(\$2,893)	(\$6,667)	(\$4,643)	(\$4,104)	(\$4,774)	\$1,682	\$1,515	\$1,290	\$3,867	(\$39,462)
% +/-	-1%	-15%	-11%	-30%	-7%	-16%	-12%	-10%	-11%	4%	4%	3%	10%	-7%
2020	\$37,834	\$38,802	\$37,424	\$29,888	\$37,919	\$33,809	\$35,698	\$37,561	\$38,689	\$40,237	\$42,196	\$38,786	\$41,735	\$490,578
2021	\$41,120	\$38,842	\$43,499	\$37,416	\$40,739	\$43,558	\$41,796	\$38,838	\$39,609	\$43,305	\$34,366	\$43,898	\$43,922	\$530,908
\$ +/-	\$3,286	\$40	\$6,075	\$7,528	\$2,820	\$9,749	\$6,098	\$1,277	\$920	\$3,068	(\$7,830)	\$5,112	\$2,187	\$40,330
% +/-	9%	0%	16%	25%	7%	29%	17%	3%	2%	8%	-19%	13%	5%	8%
2021	\$41,120	\$38,842	\$43,499	\$37,416	\$40,739	\$43,558	\$41,796	\$38,838	\$39,609	\$43,305	\$34,366	\$43,898	\$43,922	\$530,908
2022	\$45,581	\$47,396	\$43,886	\$42,911	\$42,415	\$47,000	\$50,688	\$47,974	\$47,273	\$48,070	\$48,456	\$42,798	\$52,935	\$607,383
\$ +/-	\$4,461	\$8,554	\$387	\$5,495	\$1,676	\$3,442	\$8,892	\$9,136	\$7,664	\$4,765	\$14,090	(\$1,100)	\$9,013	\$76,475
% +/-	11%	22%	1%	15%	4%	8%	21%	24%	19%	11%	41%	-3%	21%	14%





Little Caesars PROFORMA

	Trailing 13P Sales ending P13 2022	
SALES	\$ 607,383	
COGS:	\$ 249,027	41.0%
Crew Labor:	\$ 109,936	18.1%
Other Store Level Mgmt:	\$ 14,040	2.3%
Workers Comp:	\$ 1,364	1.1%
Payroll Taxes:	\$ 12,212	9.9%
R&M:	\$ 6,378	1.1%
Non-Ingredient:	\$ 15,185	2.5%
Utilities:	\$ 24,100	4.0%
Rent:	\$ 22,800	3.8%
CAM:	\$ 3,384	0.6%
Property Tax:	\$ 3,916	0.6%
Local Advertising:	\$ 911	0.2%
Nat'l Advertising:	\$ 26,725	4.4%
Royalty:	\$ 36,443	6.0%
Equipment Lease:	\$ 200	0.0%
Insurance:	\$ 2,815	0.5%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 10,629	1.8%
Professional Services:	\$ 10,000	1.6%
Outside Services:	\$ 6,400	1.1%
Laundry/Uniforms:	\$ 365	0.1%
Security:	\$ 1,530	0.3%
Permits & Licenses:	\$ 165	0.0%
Cash Over/Short:	\$ 607	0.1%
Employee Benefits:	\$ 810	0.1%
Other G&A:	\$ 420	0.1%
Total Expenses:	\$ 560,961	92.4%
Other Income:	\$ 3,175	0.5%
Managed Cash Flow:	\$ 49,597	8.2%

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CONFIDENTIAL Executive Summary

Purchase Price: \$175,000 for package of 2
 Total Annual Sales*: \$448,143
 Inventory: \$3,000
 Managed Cash Flow**: \$22,129

#2098-0002 Smryna
 599 Jimmy Dr Ste 13
 Smyrna, DE 19977



Little Caesars

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

* Trailing 13P Sales ending P13 2022

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Franchise Information:

Per Franchisor regulations, Buyer needs to contact agent and complete non-disclosure agreement and personal financial statement prior to receiving sales and cash flow 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, \$350,000 net worth or 70% of purchase price, whichever is higher with \$150,000 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: 2025
 Royalty: 6.0%
 Remodel Requirements: None

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

Training Location: Detroit, MI
 Training Period: 6 weeks

Lease Information:

Monthly Base Rent: \$1,791
 Percentage Rent: None
 Expiration: Month to Month

Options: Negotiable
 CAM: \$374
 Monthly Property Tax: Included

Security Deposit: TBD
 Real Property Available: None
 Increases: None

Location Details:

Business Established: 2015
 Owner Since: 2015
 Hours of Operation: Sun 12-8; M-Th 11-9; F-Sat 11-10

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

Building Size: 1,500 SF
 Employees: 9
 Equipment Value: TBD

Inline location in Simon's Corner shopping complex near the intersection of Canwit Dr and S Dupont Blvd/Rt 13. Other tenants in complex include Dollar General, a pet store, salon and Anytime Fitness. Aldi grocery, Walgreens and a Wawa convenience store are nearby. Five schools are within a 3 mile radius. Many residential properties in surrounding area. Nearby competitors include Cuzino's, Papa Johns and Pizzeria DiMeo. There is no GM. Assistant Manager included in labor figures on proforma.

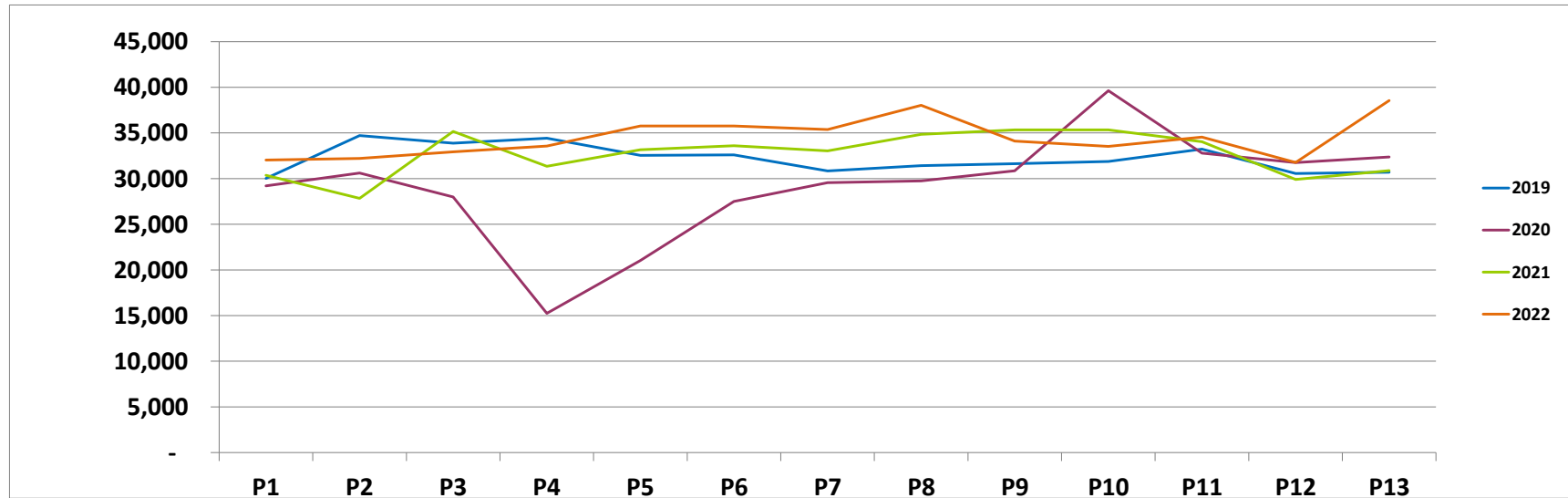
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MONTHLY SALES

#2098-0002 Smryna

	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	TOTAL
2019	\$30,023	\$34,714	\$33,886	\$34,425	\$32,541	\$32,607	\$30,845	\$31,422	\$31,632	\$31,871	\$33,232	\$30,560	\$30,698	\$418,456
2020	\$29,198	\$30,604	\$27,987	\$15,246	\$21,033	\$27,508	\$29,550	\$29,756	\$30,859	\$39,632	\$32,794	\$31,760	\$32,363	\$378,290
\$ +/-	(\$825)	(\$4,110)	(\$5,899)	(\$19,179)	(\$11,508)	(\$5,099)	(\$1,295)	(\$1,666)	(\$773)	\$7,761	(\$438)	\$1,200	\$1,665	(\$40,166)
% +/-	-3%	-12%	-17%	-56%	-35%	-16%	-4%	-5%	-2%	24%	-1%	4%	5%	-10%
2020	\$29,198	\$30,604	\$27,987	\$15,246	\$21,033	\$27,508	\$29,550	\$29,756	\$30,859	\$39,632	\$32,794	\$31,760	\$32,363	\$378,290
2021	\$30,369	\$27,840	\$35,170	\$31,346	\$33,163	\$33,597	\$33,037	\$34,851	\$35,339	\$35,339	\$34,044	\$29,915	\$30,880	\$424,890
\$ +/-	\$1,171	(\$2,764)	\$7,183	\$16,100	\$12,130	\$6,089	\$3,487	\$5,095	\$4,480	(\$4,293)	\$1,250	(\$1,845)	(\$1,483)	\$46,600
% +/-	4%	-9%	26%	106%	58%	22%	12%	17%	15%	-11%	4%	-6%	-5%	12%
2021	\$30,369	\$27,840	\$35,170	\$31,346	\$33,163	\$33,597	\$33,037	\$34,851	\$35,339	\$35,339	\$34,044	\$29,915	\$30,880	\$424,890
2022	\$32,031	\$32,205	\$32,929	\$33,559	\$35,764	\$35,757	\$35,377	\$38,025	\$34,104	\$33,523	\$34,548	\$31,769	\$38,552	\$448,143
\$ +/-	\$1,662	\$4,365	(\$2,241)	\$2,213	\$2,601	\$2,160	\$2,340	\$3,174	(\$1,235)	(\$1,816)	\$504	\$1,854	\$7,672	\$23,253
% +/-	5%	16%	-6%	7%	8%	6%	7%	9%	-3%	-5%	1%	6%	25%	5%





**#2098-0002 Smryna
PROFORMA**

	Trailing 13P Sales ending P13 2022	
SALES	\$ 448,143	
COGS:	\$ 179,705	40.1%
Crew Labor:	\$ 86,940	19.4%
Other Store Level Mgmt:	\$ 14,040	3.1%
Workers Comp:	\$ 1,717	1.7%
Payroll Taxes:	\$ 8,381	8.3%
R&M:	\$ 2,689	0.6%
Non-Ingredient:	\$ 9,859	2.2%
Utilities:	\$ 21,750	4.9%
Rent:	\$ 21,489	4.8%
CAM:	\$ 4,491	1.0%
Local Advertising:	\$ 896	0.2%
Nat'l Advertising:	\$ 19,718	4.4%
Royalty:	\$ 26,889	6.0%
Equipment Lease:	\$ 860	0.2%
Insurance:	\$ 2,820	0.6%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 6,946	1.6%
Professional Services:	\$ 9,650	2.2%
Outside Services:	\$ 6,635	1.5%
Security:	\$ 1,665	0.4%
Cash Over/Short:	\$ 448	0.1%
Employee Benefits:	\$ 640	0.1%
Other G&A:	\$ 360	0.1%
Total Expenses:	\$ 429,189	95.8%
Other Income:	\$ 3,175	0.7%
Managed Cash Flow:	\$ 22,129	4.9%

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