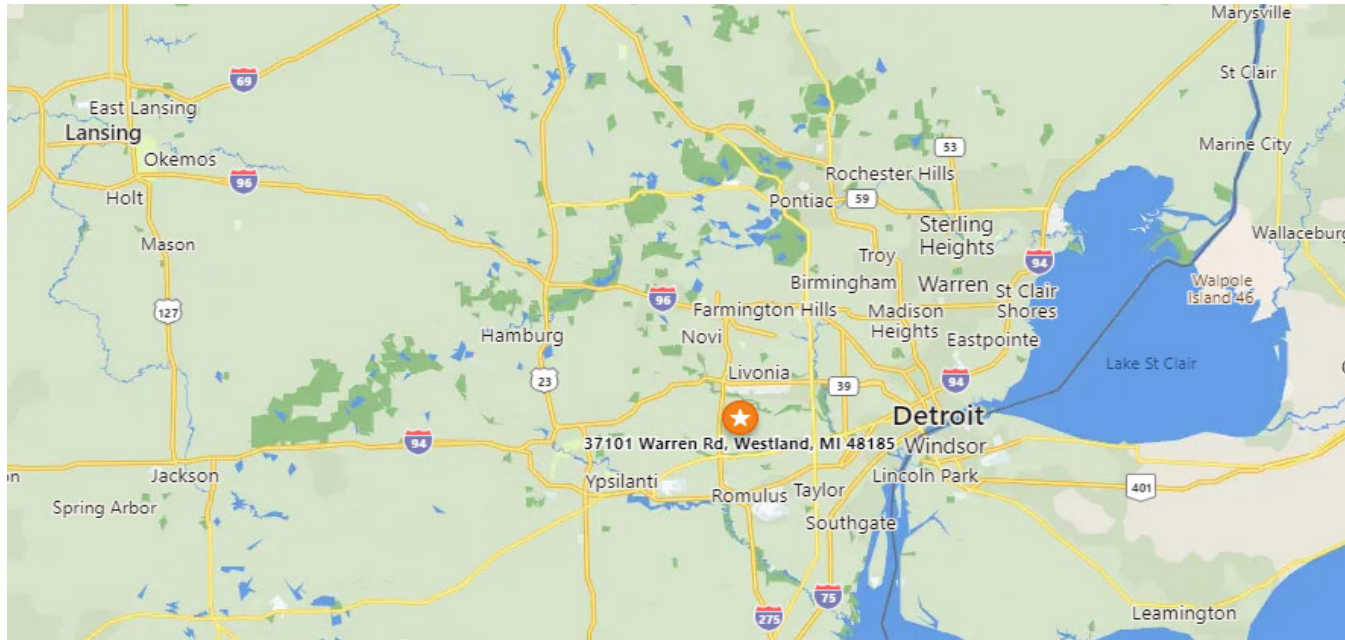


Golden Corral - Michigan \$200,000



Store	YE 2019 Sales	YE 2019 Adjusted Net Income	Trailing 12 month Sales ending 8/31/2022	Trailing 12 Month Adjusted Owner Operated Cash Flow
#2467 Westland	\$3,926,462	\$288,709	\$3,109,658	\$68,401

CONFIDENTIAL Executive Summary

Purchase Price:	\$200,000
Total Annual Sales*:	\$3,109,658
Inventory:	\$25,000
Owner Operated Cash Flow**:	\$68,401

**#2467 Westland
37101 Warren Rd
Westland, MI 48185**



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

* Extrapolated 2022 Sales

** 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:

Golden Corral offers a high-value, family oriented buffet for breakfast, lunch and dinner. Known for their comfort food classics as well as low carb, vegan, paleo, and plant-based options. Franchisor requires \$500K in liquidity and \$2M net worth.

Franchise Agreement Expiration: 9/28/2023. One 5 yr extension available
Royalty: 4.0%
Remodel Requirements: Due approx late 2025, approx cost \$300K

Transfer Fee: \$2,500
Advertising: 2.4%

2 weeks in Raleigh, NC;
Training Location: 11 weeks in training store, Flint, MI
Training Period: 13 weeks

Lease Information:

Monthly Base Rent: \$30,523
Percentage Rent: N/A
Expiration: 10/10/2029

Options: 2x5yr
CAM: \$0
Monthly Property Tax: \$5,685

Security Deposit: None
Real Property Available: Yes for \$4.8M. Owned by 3rd party
Increases: 1.5% annually

Location Details:

Business Established: 2003
Owner Since: 2007
Hours of Operation: M-F 11a-9p, Sa-Su 9a-9p

Building Type: Freestanding
Seating: 400
Licenses Needed: Business, Health

Building Size: 10,482 SF
Employees: 50
Equipment Value: \$400,000

Located right off Warren Rd, next to a Meijer, Lowe's and Airtime Trampoline park. Other businesses nearby include a Target, Burlington, and Westland Cinema. The Westland Mall is also in the area, which houses Kohl's, JCPenney, Champs Sports, Sears and many other retailers. High visibility from street, easy access in/out. Many apartment complexes in surrounding area. I-275 entrance/exit ramp is approximately 3 miles away. Nearby restaurants include Applebee's, Famous Dave's BBQ and LongHorn Steakhouse.

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.

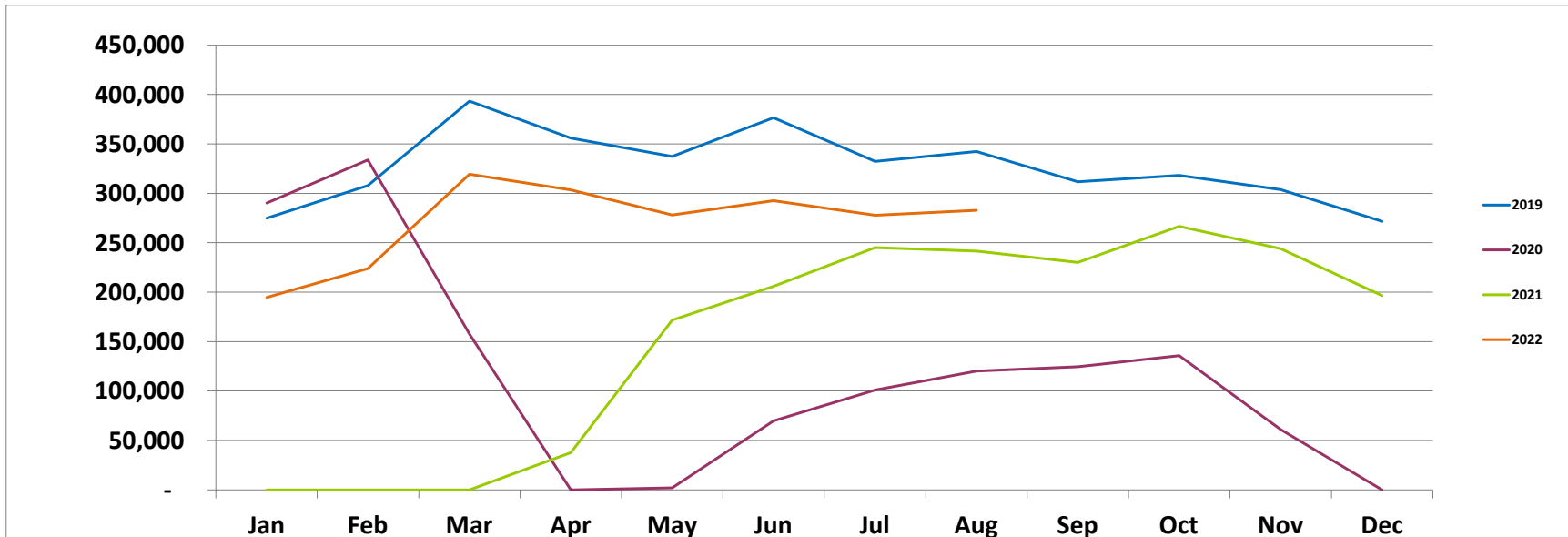


MONTHLY SALES

#2467 Westland

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2019	\$274,822	\$307,963	\$393,453	\$355,858	\$337,348	\$376,655	\$332,244	\$342,459	\$311,818	\$318,191	\$303,889	\$271,763	\$3,926,462
2020	\$290,206	\$333,873	\$157,616	\$0	\$1,939	\$69,869	\$101,087	\$120,244	\$124,566	\$135,892	\$60,937	\$0	\$1,396,228
\$ +/-	\$15,384	\$25,910	(\$235,837)		(\$335,409)	(\$306,787)	(\$231,157)	(\$222,215)	(\$187,252)	(\$182,298)	(\$242,952)		(\$1,902,613)
% +/-	6%	8%	-60%		-99%	-81%	-70%	-65%	-60%	-57%	-80%		-58%
2020	\$290,206	\$333,873	\$157,616	\$0	\$1,939	\$69,869	\$101,087	\$120,244	\$124,566	\$135,892	\$60,937	\$0	\$1,396,228
2021	\$0	\$0	\$0	\$37,691	\$171,890	\$205,869	\$244,998	\$241,703	\$230,131	\$266,700	\$243,903	\$196,388	\$1,839,272
\$ +/-				\$37,691	\$169,951	\$136,000	\$143,911	\$121,459	\$105,565	\$130,808	\$182,966	\$196,388	\$1,224,739
% +/-					8766%	195%	142%	101%	85%	96%	300%		199%
2021	\$0	\$0	\$0	\$37,691	\$171,890	\$205,869	\$244,998	\$241,703	\$230,131	\$266,700	\$243,903	\$196,388	\$1,839,272
2022	\$194,654	\$223,810	\$319,307	\$303,431	\$278,224	\$292,521	\$277,720	\$282,869	\$0	\$0	\$0	\$0	\$2,172,536
\$ +/-	\$194,654	\$223,810	\$319,307	\$265,740	\$106,334	\$86,652	\$32,722	\$41,166					\$1,270,386
% +/-				705%	62%	42%	13%	17%					141%

Closed 3/16/2020-6/8/2020 and 11/16/2020-4/22/2021 due to Covid.





#2467 Westland PROFORMA

Trailing 12 month Sales ending 8/31/2022		
SALES	\$ 3,109,658	
COGS:	\$ 1,212,767	39.0%
Crew Labor:	\$ 654,583	21.1%
Management Wages:	\$ 64,919	2.1%
Workers Comp*:	\$ 7,195	1.0%
Payroll Taxes*:	\$ 70,511	9.8%
R&M:	\$ 55,974	1.8%
Smallwares:	\$ 10,884	0.4%
Utilities:	\$ 158,240	5.1%
Rent:	\$ 366,276	11.8%
Property Tax:	\$ 68,220	2.2%
Nat'l Advertising:	\$ 74,632	2.4%
Royalty:	\$ 124,386	4.0%
Insurance:	\$ 27,920	0.9%
Bank Charges:	\$ 600	0.0%
Credit Card Fees:	\$ 38,871	1.3%
Professional Services:	\$ 3,500	0.1%
Outside Services:	\$ 10,210	0.3%
Laundry/Uniforms:	\$ 12,430	0.4%
Pest Control:	\$ 1,325	0.0%
Security:	\$ 5,980	0.2%
Music:	\$ 720	0.0%
Cash Over/Short:	\$ 3,110	0.1%
Sanitation/Take Away:	\$ 87,130	2.8%
Other G&A:	\$ 9,520	0.3%
Total Expenses:	\$ 3,069,902	98.7%
Other Income:	\$ 28,645	0.9%
Managed Cash Flow:	\$ 68,401	2.2%

*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.