

## Checkers - Houston, TX

\$80,000

Real Estate for sale by third party for \$1.165M



Store	YE 2021 Sales	YE 2021 Managed Cash Flow
#3652 Post Oak	\$553,417	\$21,873



**CONFIDENTIAL Executive Summary**



Purchase Price: \$80,000  
 Total Annual Sales\*: \$553,417  
 Inventory: \$7,900  
 Managed Cash Flow\*\*: \$21,873

#3652 Post Oak  
 13500 S. Post Oak Rd.  
 Houston, TX, 77045

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

\* YE 2021  
 \*\* Cash Flow is a net income projection based on 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:**

Headquartered in Tampa, FL, Checker's was founded in 1986 and now boasts over 577 units nationwide. Checkers acquired Rally's in 1999. The two chains combine to make one of the fastest growing restaurants in the industry with more than 800 locations across the country. Known for their bold flavored and seared burgers, indulgent milkshakes, and Famous Seasoned Fries. Franchisor requires owner operator with a minimum of \$750k net worth with at least \$250k liquid assets, or commensurate with purchase. Restaurant experience preferred but not required. Operating partner and one other person must attend 5 weeks of training- 4 weeks in the restaurant and 1 week in Tampa.

Franchise Agreement Expiration: 9/15/2040	Transfer Fee: \$15,000	Training Location: At unit and Tampa, FL
Royalty: 4.0%	Advertising: 3.75%	Training Period: 5 weeks
Remodel Requirements: None		

**Lease Information:**

Monthly Base Rent: \$4,500	Options: 2x5yr	Security Deposit: \$5,000
Percentage Rent: N/A	CAM: \$0	Real Property Available: No
Expiration: 9/14/2030	Monthly Property Tax: \$1,000	Increases: \$500/mo months 25-60

**Location Details:**

Business Established: 3/1/2019	Building Type: Freestanding	Building Size: 1,400 SF
Owner Since: 9/1/2020	Seating: Approx 20 on outdoor patio	Employees: 9
M-Th, Su: 10:30a-11p;		
Hours of Operation: F/Sa: 10:30a-1a	Licenses Needed: Business, Health	Equipment Value: \$100,000

Freestanding, single drive thru unit near the intersection of Post Oak Rd and Orem Ave. Other businesses in area include a Walgreens, CVS and AutoZone Auto Parts. Many industrial business parks nearby. A fire station, the YMCA and a couple of schools are within a mile. Residential properties in surrounding area. Nearby competition includes Sonic, Jack in the Box and Burger King. Houston is one of the fastest growing cities in the United States, with a population of approximately 2.5 million and a median household income of approximately \$60K. Real Estate for sale by third party for \$1.165M.

**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.





## #3652 Post Oak PROFORMA

YE 2021		
SALES	\$ 553,417	
COGS:	\$ 170,729	30.9%
Crew Labor:	\$ 114,834	20.8%
Other Store Level Mgmt:	\$ 18,640	3.4%
Payroll Taxes*:	\$ 13,881	10.4%
R&M:	\$ 6,088	1.1%
Non-Ingredient:	\$ 830	0.2%
Utilities:	\$ 19,140	3.5%
Rent:	\$ 54,000	9.8%
Property Tax:	\$ 12,000	2.2%
Local Advertising:	\$ 3,044	0.6%
Nat'l Advertising:	\$ 20,753	3.8%
Royalty:	\$ 22,137	4.0%
Insurance:	\$ 10,515	1.9%
Bank Charges:	\$ 600	0.1%
Credit Card Fees:	\$ 7,471	1.4%
Professional Services:	\$ 4,500	0.8%
Outside Services:	\$ 17,375	3.1%
Pest Control:	\$ 845	0.2%
Security:	\$ 1,580	0.3%
Third Party Delivery Fees:	\$ 28,114	5.1%
Cash Over/Short:	\$ 553	0.1%
Employee Benefits:	\$ 3,585	0.6%
Other G&A:	\$ 475	0.1%
<b>Total Expenses:</b>	<b>\$ 531,689</b>	<b>96.1%</b>
Other Income:	\$ 145	0.0%
<b>Managed Cash Flow:</b>	<b>\$ 21,873</b>	<b>4.0%</b>

\*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.