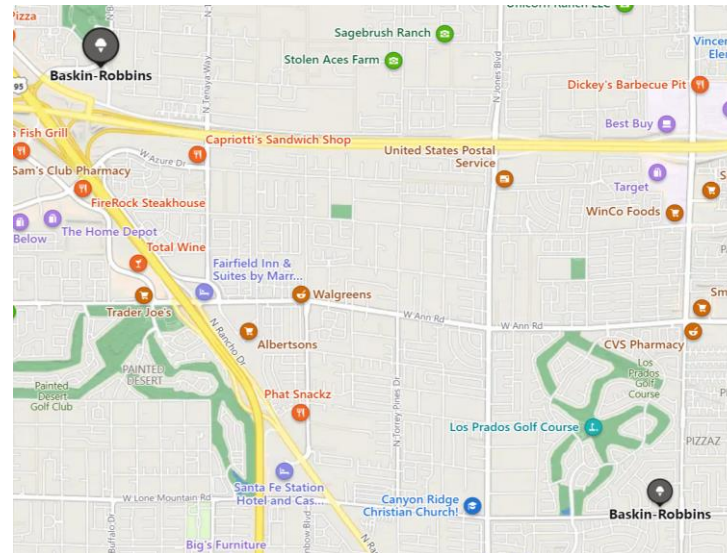


Little Caesars - 2 units in Las Vegas, NV

\$849,000 for package



Stores are 13 minutes from one another (5.3 miles).

Store	YE 2021 Sales	Managed Cash Flow
BR 361223	\$514,782	\$131,620
BR 342370	\$604,067	\$155,779
TOTAL	\$1,118,849	\$287,399



CONFIDENTIAL Executive Summary

Purchase Price: \$849,000 for package of 2
Total Annual Sales*: \$514,782
Inventory: \$12,000
Managed Cash Flow**: \$131,620

BR 361223
4906 W Lone Mountain Rd #A105
Las Vegas, Nevada 89130



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

* YE 2021

** 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: 2/14/2026

Transfer Fee: \$10,000

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

Royalty: 5.9%

Advertising: 5.0%

Training Period: 3 weeks

Remodel Requirements: Remodel due 2/14/26

Lease Information:

Monthly Base Rent: \$2,100

Options: 3 years

Security Deposit: \$2,100

Percentage Rent: 0.00%

CAM: \$219

Real Property Available: None

Expiration: 1/31/2023

Monthly Property Tax: \$41.12/year

Increases: None

Location Details:

Business Established: 1992

Building Type: Street mall

Building Size: 1,400 SF

Owner Since: May.2017

Seating: 15

Employees: 8

Hours of Operation: 11:00am-10:00pm

Licenses Needed: Need to be certified by BR Corporate

Equipment Value: \$270,000

Located on a busy shopping plaza anchored by Sears outlet. Direct neighbors include Little Caesars, Pancho Mexican restaurant, Mc Donalds and others. (Full time cake decorator) Owner spends ~ 4 hours a week at the store.

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.



**BR 361223
PROFORMA**

YE 2021		
SALES	\$ 514,782	
COGS:	\$ 162,928	31.7%
Labor:	\$ 82,365	16.0%
Payroll Taxes*:	\$ 20,385	24.8%
R&M:	\$ 5,148	1.0%
Non-Ingredient:	\$ 1,802	0.4%
Utilities:	\$ 10,213	2.0%
Rent:	\$ 30,104	5.8%
Nat'l Advertising:	\$ 25,739	5.0%
Royalty:	\$ 30,372	5.9%
Insurance:	\$ 3,600	0.7%
Credit Card Fees:	\$ 7,053	1.4%
Laundry/Uniforms:	\$ 167	0.0%
Security:	\$ 240	0.0%
Cash Over/Short:	\$ 51	0.0%
Other G&A:	\$ 894	0.2%
Total Expenses:	\$ 383,161	74.4%
Managed Cash Flow:	\$ 131,620	25.6%

*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.



CONFIDENTIAL Executive Summary

Purchase Price: \$849,000 for package of 2
 Total Annual Sales*: \$604,067
 Inventory: \$12,000
 Managed Cash Flow**: \$155,779

BR 342370
6454 Sky Pointe Dr, Suite 110
Las Vegas, Nevada 89131



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

* YE 2021

** 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: 8/21/2026	Transfer Fee: \$7,500	Training Location: 2 wks virtual/ 1 wk local hands-on
Royalty: 5.9%	Advertising: 5.0%	Training Period: 3 weeks
Remodel Requirements: 8/21/2026		

Lease Information:

Monthly Base Rent: \$3,666	Options: 5 years	Security Deposit: \$3,000
Percentage Rent: 0.00%	CAM: \$658	Real Property Available: No
Expiration: 10/31/2025	Monthly Property Tax: \$62	Increases: 7.5%

Location Details:

Business Established: 2002	Building Type: Street Mall	Building Size: 1,222 SF
Owner Since: 6/1/2016	Seating: 14 in/ 8 out	Employees: 9
Hours of Operation: 11 a-10 p everyday	Licenses Needed: Need certified by BR Corporate 0	Equipment Value: \$230,000

Located on a busy intersection. Anchor neighbor include Vons grocery store. Other stores include Target, Edible Arrangements, Vape Shop and Sassy Nails. Owner spends ~ 4 hours a week at the store.

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**BR 342370
PROFORMA**

YE 2021		
SALES	\$ 604,067	
COGS:	\$ 173,669	28.8%
Labor:	\$ 91,516	15.2%
Payroll Taxes*:	\$ 22,879	25.0%
R&M:	\$ 7,188	1.2%
Non-Ingredient:	\$ 6,041	1.0%
Utilities:	\$ 17,035	2.8%
Rent:	\$ 43,985	7.3%
Nat'l Advertising:	\$ 30,203	5.0%
Royalty:	\$ 35,640	5.9%
Insurance:	\$ 4,000	0.7%
Credit Card Fees:	\$ 8,578	1.4%
Laundry/Uniforms:	\$ 249	0.0%
Security:	\$ 168	0.0%
Cash Over/Short:	\$ 121	0.0%
Other G&A:	\$ 3,721	0.6%
Total Expenses:	\$ 448,288	74.2%
Managed Cash Flow:	\$ 155,779	25.8%

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

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