

Little Caesars

**3 Units in
Georgia**

\$450,000

Confidential Information
Memorandum

May 2022



Little Caesars - 3 Units in Georgia

Disclaimer:

FranBizNetwork (“FBN”), has been retained by LMS Franchising, LLC (“Seller”) as exclusive broker for the sale of these three Little Caesars locations in Georgia. This Confidential Information Memorandum (“CIM”) has been prepared by FBN from information supplied to it by the Seller and other sources believed to be reliable and is being furnished through FBN solely for the purpose of providing the recipient with general information to assist in an evaluation of the Business. This CIM does not purport to be all-inclusive or necessarily to contain all of the information a prospective purchaser may desire. FBN has not verified independently any of the information, nor does FBN make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this CIM or any other written or oral statement made to a prospective purchaser of the Business. Only those representations and warranties that may be made in a definitive written agreement, when and if it is executed, and subject to such limitations and restrictions as may be specified in such definitive agreement, shall have legal effect.

Interested parties should conduct their own investigation and analysis of the Business and of the information contained in this CIM and should consider the advice of their financial, legal, accounting, tax, and other business advisors in analyzing the books and records of the Business.

This CIM contains proprietary non-public information regarding the Business and is governed by the terms of the Confidentiality Agreement agreed to by the interested party receiving this CIM, which strictly limits the use, disclosure, circulation, and reproduction of the information contained herein. Any person receiving this CIM should carefully read and understand the Non-Disclosure Agreement they signed before reading further.

<https://www.franbiznetwork.com/wp-content/uploads/2014/08/NDA-for-Website-LC.pdf>

This CIM may not be photocopied, reproduced, or distributed, without the prior written consent of FBN. By accepting this CIM, the recipient confirms that it is bound by, and will comply with, the provisions of the Confidentiality Agreement and agrees that all of the information contained herein and any related information which may be provided by Seller, or on its behalf, in connection with the Business will be treated by it in accordance with the Confidentiality Agreement.

FBN is acting as an exclusive broker to the Seller in connection with the proposed sale of this Business. Prospective purchasers agree not to contact the Seller or any of the Seller’s management or restaurant personnel. All communications, inquiries and requests for information regarding the Assets should be addressed to FBN.

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FranBizNetwork is happy to bring to the market 3 Little Caesars locations in Georgia. Any questions or requests for further information should be directed to Buyer's FBN advisor. Under no circumstances should prospective buyers contact Seller directly.

Overview of the sale process:

- Buyer reviews the CIM and visits the stores as a customer, taking care to be discreet and not alert employees or management to the sale
- Buyer works with FBN advisor to submit application to Little Caesars
- Buyer works with FBN advisor to make an offer, contingent upon full due diligence review, franchisor approval, financing if required, and lease assignments.
- Buyer completes full review of the books and records of the business
- Buyer is approved by franchisor and lender (if required)
- Buyer attends franchisor training
- Buyer and Seller complete walk-thru of each restaurant making sure all equipment is in good working condition.
- Escrow closes and Buyer takes over the store



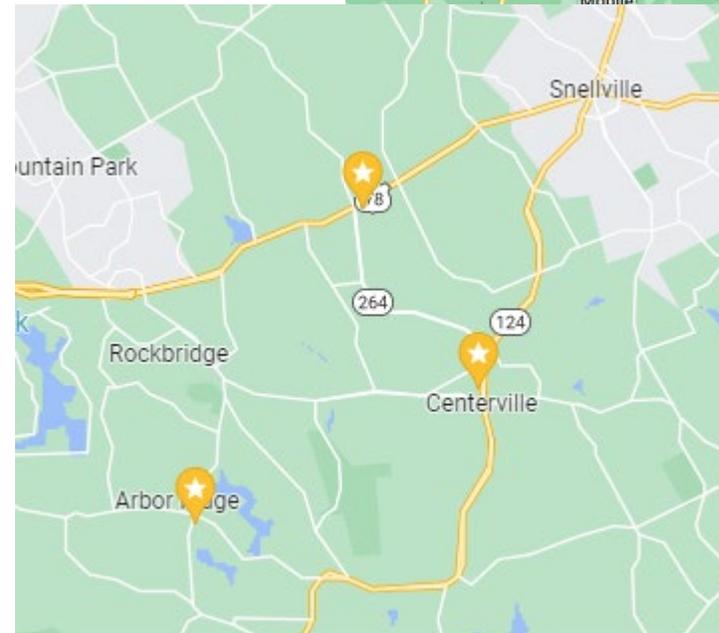
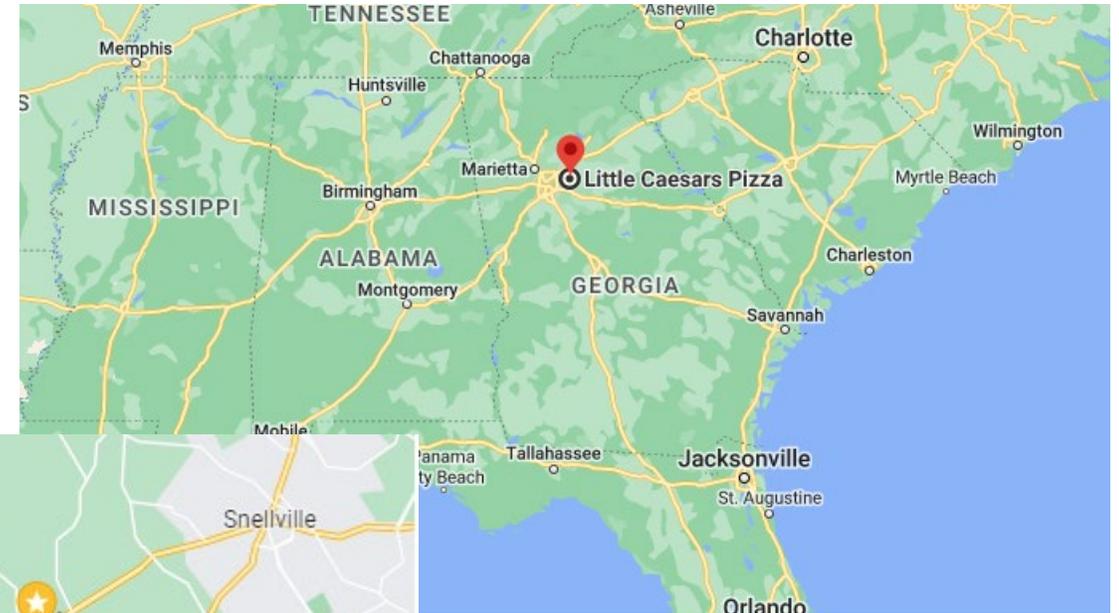
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Little Caesars - 3 Units in Georgia

Store Locations

Store	Address
#1391-012	468 S Deshon Road, Lilburn, GA 30058
#1391-015	3425 Centerville Hwy, Snellville, GA 30039
#1391-016	4002 Stone Mountain Hwy, Snellville, GA 30039

Stores are approximately 20 minutes apart from one another.



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List Price: \$450,000

Store	Address	Trailing 13 Period Sales ending P13 2021	Trailing 13 Period Adjusted Net Income ending P13 2021
#1391-012	468 S Deshon Road, Lilburn, GA 30058	\$500,702	\$26,272
#1391-015	3425 Centerville Hwy, Snellville, GA 30039	\$620,906	\$46,168
#1391-016	4002 Stone Mountain Hwy, Snellville, GA 30039	\$586,405	\$51,873
Total		\$1,708,013	\$124,313

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Overview:

- Price is \$450,000 for the package of 3 units.
- Stores are franchisee owned; franchise agreements will be assigned to buyer with remaining term.
- Price does not include franchise transfer fees of \$5,000 for one unit, \$1,000 per each additional unit. Remaining term will be assigned.
- Price does not include approximately \$18,000 in inventory or lease security deposits.
- This will be an asset sale, with all assets delivered free and clear of liens.
- Stores are located approximately 20 minutes away from one another.
- No remodels are due.
- The minimum wage in Georgia is currently \$7.25/hr.
- Franchisor requires training for approximately 8 weeks in Detroit, MI.
- Franchisor requires a minimum of \$250,000 net worth or 70% of purchase price, whichever is higher with \$100,000 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.

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Franchise:

- Little Caesars began franchising in 1962 and is the third-largest pizza chain in the United States.
- Little Caesars is known for their two pizzas for the price of one and the famous “PIZZA!PIZZA!®” catch phrase.
- Little Caesars give back to the community through the Little Caesars Love Kitchen. The Love Kitchen travels the country providing free, hot pizza to the hungry and homeless, as well as disaster survivors.
- Franchise agreements are set at 6% royalties and 4% national advertising.
- Franchise transfer fees of \$5,000 for one unit, \$1,000 per each additional unit are not included in price.

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Leases

Store	Lease Expiration	Options Available	Next Rent Increase	YE 2021 Sales	Monthly Rent	Total Monthly payment	Total Annual payment	Total Annual Occupancy Cost as a % of Sales	Security Deposit
#1391-012 Lilburn	2025	1x5yr	2% annually	\$500,702	\$2,693	\$2,693	\$32,316	6%	None
#1391-015 Centerville	2024	2x5yr	12% with next option	\$620,906	\$3,308	\$3,308	\$39,696	6%	\$6,502
#1391-016 Snellville	2023	1x5yr	10% with next option	\$586,405	\$2,589	\$2,589	\$31,068	5%	\$3,966
				\$1,708,013	\$8,590	\$8,590	\$103,080	6%	\$10,468

Executive Summary materials 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

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Location Details

Store	Business Established	Owned Since	Franchise Agreement Expiration	Franchise Agreement Renewal Fee	Hours of Operation	Employees	Unit Size	Remodel	Estimated Inventory
#1391-012 Lilburn	2010	2015	2030	\$5,000	11:00a-10p	8	1440 SF	None required	\$3,000
#1391-015 Centerville	2014	2019	2029	\$5,000	11:00a-10p	9	1755 SF	None required	\$6,502
#1391-016 Snellville	1989	2019	2030	\$5,000	11:00a-10p	8	1296 SF	None required	\$5,700

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#1391-012

468 S. Deshon Road, Lilburn, GA 30058

Stand alone building, unit with drive thru located in the Rockbridge Square. On S. Deshon Road and crossroad Rockridge Road SW. Other businesses in square include Pizza Hut and Wing Street. Candlewood Suites located nearby. Competitors include McDonalds, Dominos Pizza and China King.



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#1391-015

3425 Centerville Hwy. Snellville, GA 30039

Inline location off Centerville Hwy. Other businesses in the area include American Deli, Boost Mobile, Dollar Tree and Chin Hibachi Express. Surrounded by residential properties. Competitors in the area include McDonald's, Taco Bell and Burger King.



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#1391-016

4002 Stone Mountain Hwy. Snellville, GA 30039

Inline location in the Mountain View Village Shopping Mall. Other tenants include The UPS Store, Lens Crafters, and City Farmers Market. There is a Home Depot across the street and the In Town Suites Extended Stay nearby. Apartments and residential properties are just South of this restaurant. Competitors in the area include Papa John's Pizza, Zaxby's Chicken Fingers & Wings.

