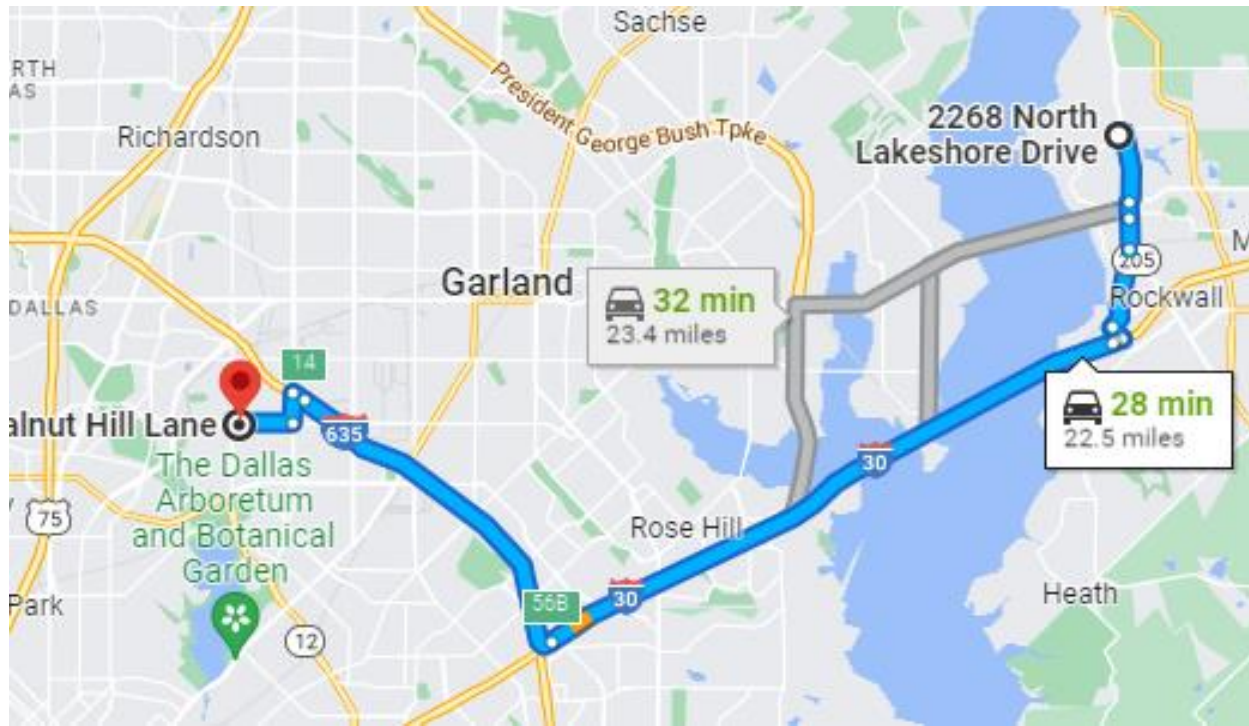




Marble Slab Creamery
 Great American Cookies
 \$110,000 for the package of 2



Stores are within 30 minutes of each other

Store	Trailing 12 Months Ending 6/30/2022	Managed Cash Flow
2268 N. Lakeshore Dr. Ste. 112	\$430,453	\$36,021
9850 Walnut Hill Ln, Dallas	\$382,913	\$17,149
TOTAL	\$813,366	\$53,170



CONFIDENTIAL Executive Summary



Purchase Price:	\$110,000 for the package of 2	Marble Slab & Great American Cookies
Total Annual Sales*:	\$430,453	2268 N. Lakeshore Dr. Ste. 112
Inventory:	\$10,000	Rockwall, TX 75087
Managed Cash Flow**:	\$36,021	

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

* Trailing 12 Months Ending 6/30/2022

** 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:

Great American Cookies has been devoted to hand-crafted baked goods since 1977. Marble Slab Creamery has been serving fresh homemade, small-batch ice cream since 1983 using frozen slab technique. Franchisor requires \$500,000 net, \$200,000 liquid

Franchise Agreement Expiration: 2/20/2029
Royalty: 7.0%
Remodel Requirements: none

Transfer Fee: \$10,000
Advertising: 0.0%

Training Location: DFW or GA
Training Period: 11 days

Lease Information:

Monthly Base Rent: \$4,995
Percentage Rent: none
Expiration: 5/20/2029

Options: 2 x 5
CAM: \$605
Monthly Property Tax: \$661

Security Deposit: \$0
Real Property Available: none
Increases: 5/20/24-\$5494

Location Details:

Business Established: 02/202019
Owner Since: 2/20/2019
Hours of Operation: 11am-9pm

Building Type: strip center
Seating: 39
Licenses Needed: Business, health

Building Size: 1873 sq. ft.
Employees: 11
Equipment Value: \$50,000

Located corner of N Lakeshore and N Goliad St. Anchored by Kroger, Walgreens and CVS. Next door to Chic-Fil-A and Starbucks. Across the street from Texas Health Rockwall ER

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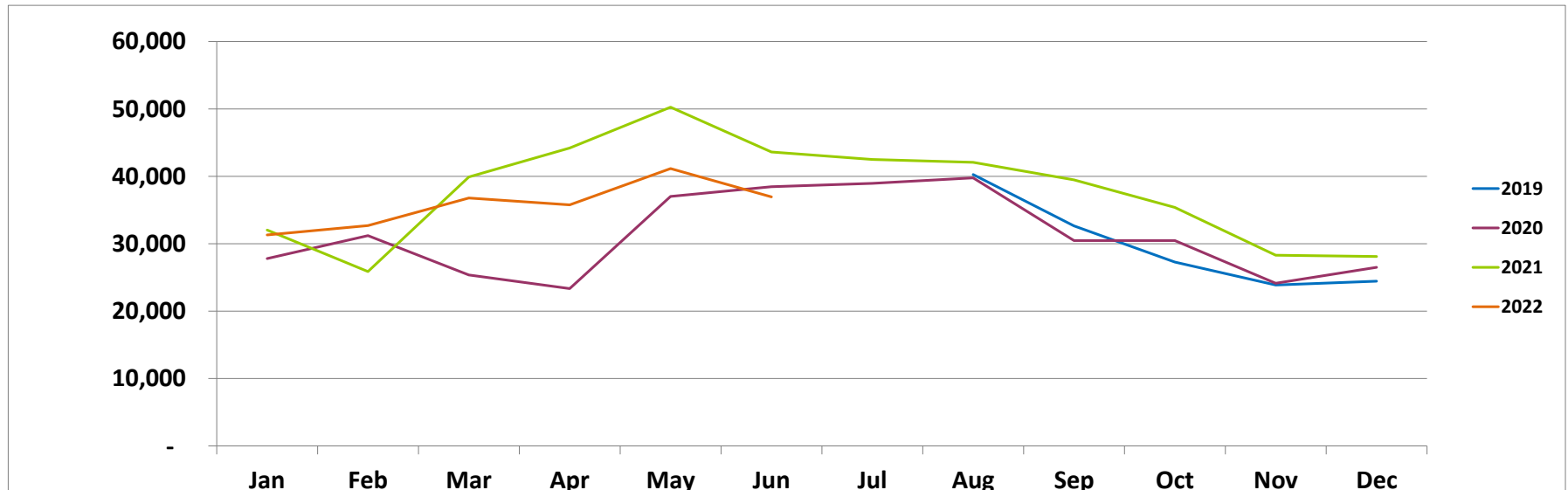
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MONTHLY SALES

Marble Slab & Great American Cookies

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,262	\$32,634	\$27,274	\$23,875	\$24,436	\$148,481
2020	\$27,801	\$31,208	\$25,371	\$23,341	\$37,024	\$38,446	\$38,958	\$39,767	\$30,458	\$30,475	\$24,133	\$26,501	\$373,483
\$ +/-	\$27,801	\$31,208	\$25,371	\$23,341	\$37,024	\$38,446	\$38,958	(\$495)	(\$2,176)	\$3,201	\$258	\$2,065	\$225,002
% +/-								-1%	-7%	12%	1%	8%	152%
2020	\$27,801	\$31,208	\$25,371	\$23,341	\$37,024	\$38,446	\$38,958	\$39,767	\$30,458	\$30,475	\$24,133	\$26,501	\$373,483
2021	\$32,027	\$25,870	\$39,890	\$44,188	\$50,253	\$43,607	\$42,505	\$42,079	\$39,470	\$35,377	\$28,294	\$28,107	\$451,667
\$ +/-	\$4,226	(\$5,338)	\$14,519	\$20,847	\$13,229	\$5,161	\$3,547	\$2,312	\$9,012	\$4,902	\$4,161	\$1,606	\$78,184
% +/-	15%	-17%	57%	89%	36%	13%	9%	6%	30%	16%	17%	6%	21%
2021	\$32,027	\$25,870	\$39,890	\$44,188	\$50,253	\$43,607	\$42,505	\$42,079	\$39,470	\$35,377	\$28,294	\$28,107	\$451,667
2022	\$31,302	\$32,697	\$36,785	\$35,751	\$41,146	\$36,940	\$0	\$0	\$0	\$0	\$0	\$0	\$214,621
\$ +/-	(\$725)	\$6,827	(\$3,105)	(\$8,437)	(\$9,107)	(\$6,667)							(\$21,214)
% +/-	-2%	26%	-8%	-19%	-18%	-15%							-9%





Marble Slab & Great American Cookies PROFORMA

Trailing 12 Months Ending 6/30/2022		
SALES	\$ 430,453	
COGS:	\$ 112,779	26.2%
Crew Labor:	\$ 79,419	18.5%
Workers Comp*:	\$ 540	0.7%
Payroll Taxes*:	\$ 8,776	11.1%
R&M:	\$ 8,566	2.0%
Non-Ingredient:	\$ 2,195	0.5%
Utilities:	\$ 16,600	3.9%
Rent:	\$ 59,940	13.9%
CAM:	\$ 7,255	1.7%
Property Tax:	\$ 3,913	0.9%
Personal Property Tax:	\$ 9,366	2.2%
Local Advertising:	\$ 4,907	1.1%
Royalty:	\$ 31,724	7.4%
Insurance:	\$ 3,600	0.8%
Bank Charges:	\$ 1,200	0.3%
Credit Card Fees:	\$ 9,427	2.2%
Professional Services:	\$ 4,500	1.0%
Outside Services:	\$ 14,429	3.4%
Laundry/Uniforms:	\$ 1,369	0.3%
Pest Control:	\$ 487	0.1%
Uber eats, Door Dash	\$ 5,546	1.3%
Permits & Licenses:	\$ 400	0.1%
Cash Over/Short:	\$ (344)	-0.1%
Personal Expenses:	\$ 15	0.0%
Other G&A:	\$ 7,824	1.8%
Total Expenses:	\$ 394,432	91.6%
Managed Cash Flow:	\$ 36,021	8.4%

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

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CONFIDENTIAL Executive Summary



Purchase Price:	\$110,000 for the package of 2	Marble Slab & Great American Cookies
Total Annual Sales*:	\$382,913	9850 Walnut Hill Ln. Ste 208
Inventory:	\$10,000	Dallas, TX 75238
Managed Cash Flow**:	\$17,149	

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

* Trailing 12 Months Ending 6/30/2022

** 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:

Great American Cookies has been devoted to hand-crafted baked goods since 1977. Marble Slab Creamery has been serving fresh homemade, small-batch ice cream since 1983 using frozen slab technique. Franchisor requires \$500,000 net worth, \$200,000 liquid

Franchise Agreement Expiration: 6/11/2030
Royalty: 7.0%
Remodel Requirements: none

Transfer Fee: \$10,000
Advertising: 4.0%

Training Location: DFW or GA
Training Period: 11 days

Lease Information:

Monthly Base Rent: \$5,103
Percentage Rent: none
Expiration: 7/1/2030

Options: 2x5
CAM: \$878
Monthly Property Tax: \$374

Security Deposit: \$6,237
Real Property Available: none
Increases: 7/1/20-\$5613.30

Location Details:

Business Established: 6/11/2020
Owner Since: 6/11/2020
Hours of Operation: 11a-9p

Building Type: strip center
Seating: 17
Licenses Needed: Business, health

Building Size: 1701 sq. ft.
Employees: 9
Equipment Value: \$50,000

Located in Lakeridge Village Shopping Center, center recently updated in 2020-2021. Store front faces Walnut Hill Lane. Nearby businesses include Andy's Frozen Custard across Audelia Rd, Wendy's & Taco Bell in the same center. Next door to Subway.

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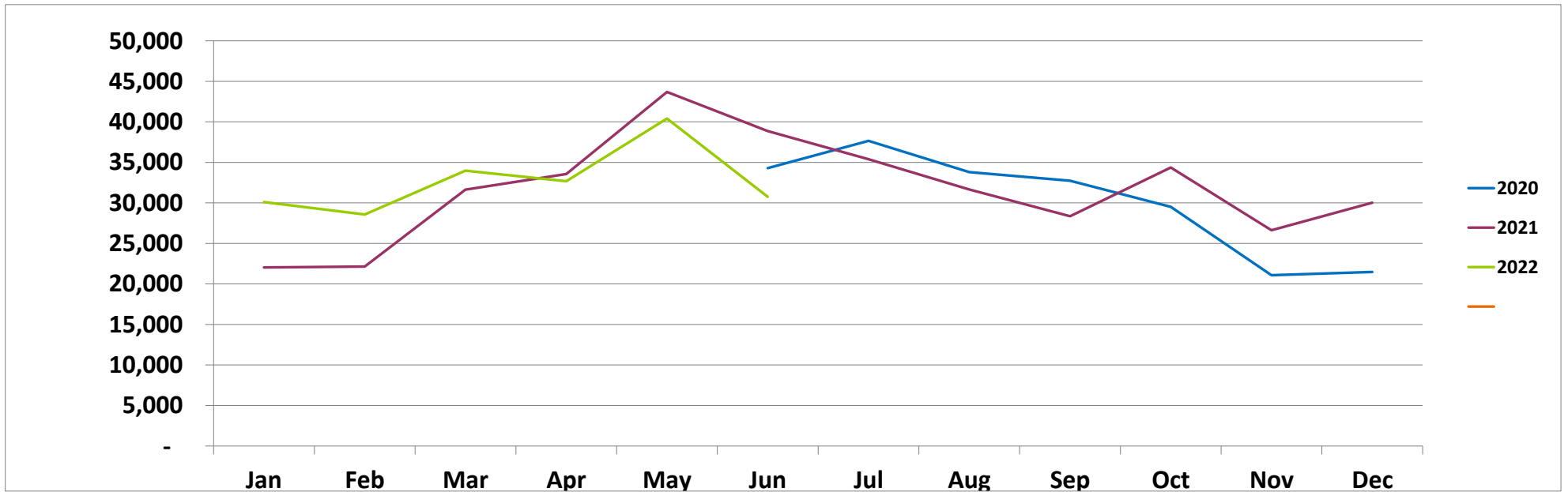
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MONTHLY SALES

Marble Slab & Great American Cookies

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2020	\$0	\$0	\$0	\$0	\$0	\$34,278	\$37,656	\$33,787	\$32,730	\$29,522	\$21,078	\$21,481	\$210,532
2021	\$22,034	\$22,145	\$31,636	\$33,555	\$43,688	\$38,873	\$35,392	\$31,663	\$28,359	\$34,373	\$26,631	\$30,017	\$378,366
\$ +/-	\$22,034	\$22,145	\$31,636	\$33,555	\$43,688	\$4,595	(\$2,264)	(\$2,124)	(\$4,371)	\$4,851	\$5,553	\$8,536	\$167,834
% +/-						13%	-6%	-6%	-13%	16%	26%	40%	80%
2021	\$22,034	\$22,145	\$31,636	\$33,555	\$43,688	\$38,873	\$35,392	\$31,663	\$28,359	\$34,373	\$26,631	\$30,017	\$378,366
2022	\$30,106	\$28,570	\$33,970	\$32,670	\$40,406	\$30,756	\$0	\$0	\$0	\$0	\$0	\$0	\$196,478
\$ +/-	\$8,072	\$6,425	\$2,334	(\$885)	(\$3,282)	(\$8,117)							\$4,547
% +/-	37%	29%	7%	-3%	-8%	-21%							2%





Marble Slab & Great American Cookies PROFORMA

Trailing 12 Months Ending 6/30/2022		
SALES	\$ 382,913	
COGS:	\$ 88,376	23.1%
Crew Labor:	\$ 46,754	12.2%
GM:	\$ 34,000	8.9%
Workers Comp*:	\$ 913	1.1%
Payroll Taxes*:	\$ 9,125	11.3%
R&M:	\$ 10,607	2.8%
Non-Ingredient:	\$ 766	0.2%
Utilities:	\$ 15,745	4.1%
Rent:	\$ 61,236	16.0%
CAM:	\$ 10,536	2.8%
Property Tax:	\$ 4,488	1.2%
Personal Property Tax:	\$ 5,042	1.3%
Local Advertising:	\$ 4,480	1.2%
Royalty:	\$ 27,263	7.1%
Insurance:	\$ 4,623	1.2%
Bank Charges:	\$ 1,200	0.3%
Credit Card Fees:	\$ 8,501	2.2%
Professional Services:	\$ 4,500	1.2%
Outside Services:	\$ 13,380	3.5%
Laundry/Uniforms:	\$ 1,369	0.4%
Pest Control:	\$ 406	0.1%
Cash Over/Short:	\$ 383	0.1%
Other G&A:	\$ 12,072	3.2%
Total Expenses:	\$ 365,764	95.5%
Managed Cash Flow:	\$ 17,149	4.5%

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

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