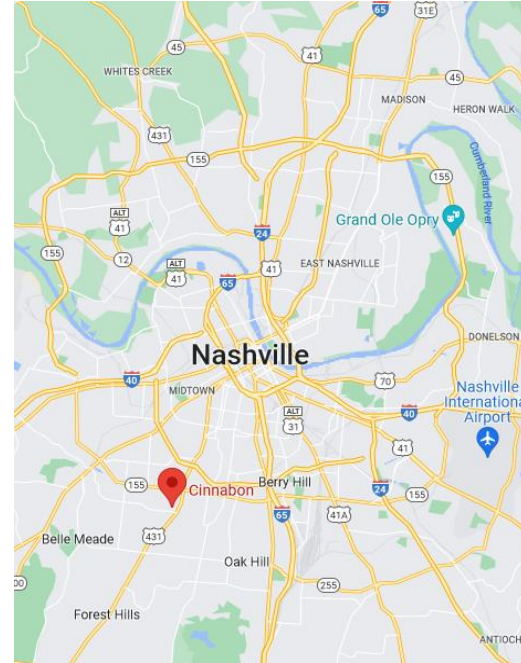


**Cinnabon - Green Hills Mall**  
**Nashville, TN**  
**\$150,000**



Store	Extrapolated YE 2022	Managed Cash Flow
Cinnabon - Green Hills Mall	\$378,427	\$45,287



**CONFIDENTIAL Executive Summary**

Purchase Price:	\$150,000	<b>Cinnabon - Green Hills Mall</b>
Total Annual Sales*:	\$378,427	<b>2126 Abbott Martin Rd, Suite E-103</b>
Inventory:	\$6,000	<b>Nashville, TN 37215</b>
Managed Cash Flow**:	\$45,287	



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

\* Extrapolated YE 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:**

Cinnabon is one of the world's most-recognized and sought-after brands, with over 1600 bakeries through the US and internationally. Cinnabon's parent company is Focus Brands. Jamba Juice, Moe's Southwest Grill, McAllister's Deli and many others also fall under the Focus Brands umbrella. Franchisor requires \$120K in liquidity and \$300K net worth.

Franchise Agreement Expiration: June 2029

Royalty: 6.0%

Remodel Requirements: Due in June 2029

Transfer Fee: Negotiable

Advertising: 3.0%

Training Location: Atlanta, GA

Training Period: 10 days

**Lease Information:**

Monthly Base Rent: \$2,074

Percentage Rent: N/A

Expiration: June 2029

Options: 1x5yr

CAM: \$2,319

Monthly Property Tax: \$1,309

Security Deposit: \$6,400

Real Property Available: No

Increases: Annually

**Location Details:**

Business Established: June 2019

Owner Since: June 2019

Hours of Operation: 10a-8p

Building Type: Inside mall

Seating: N/A

Licenses Needed: Business, Health

Building Size: 870 SF

Employees: 6

Equipment Value: \$62,000

This unit is located in upscale Green Hills Mall. Anchor tenants in the mall include Nordstrom, Macy's and Dillards. This Cinnabon is a new wing of the mall, which is now at or near 100% occupancy. Foot traffic has increased significantly in the past year. The busiest time of the year for the mall is from black Friday through the first half of January.

Retailers next door are GNC and Crate and Barrel. There are six hotels in the surrounding area, as well as a high school, movie theater, and many other small businesses.

Lipscomb University, Vanderbilt University and Belmont University are all within 3 miles.

**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.

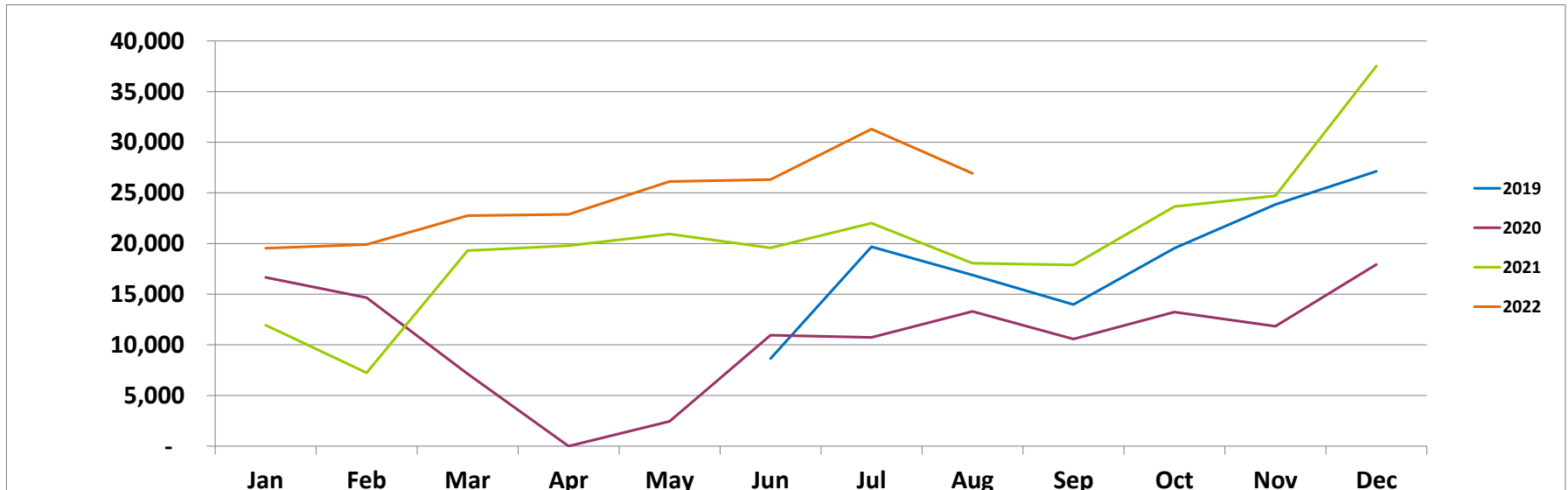


**MONTHLY SALES**

**Cinnabon - Green Hills Mall**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2019</b>	\$0	\$0	\$0	\$0	\$0	\$8,643	\$19,686	\$16,889	\$13,972	\$19,545	\$23,863	\$27,131	\$129,730
<b>2020</b>	\$16,656	\$14,649	\$7,132	\$0	\$2,449	\$10,956	\$10,737	\$13,295	\$10,574	\$13,237	\$11,828	\$17,933	\$129,445
<b>\$ +/-</b>	\$16,656	\$14,649	\$7,132		\$2,449	\$2,312	(\$8,949)	(\$3,594)	(\$3,399)	(\$6,308)	(\$12,035)	(\$9,197)	(\$284)
<b>% +/-</b>						27%	-45%	-21%	-24%	-32%	-50%	-34%	0%
<b>2020</b>	\$16,656	\$14,649	\$7,132	\$0	\$2,449	\$10,956	\$10,737	\$13,295	\$10,574	\$13,237	\$11,828	\$17,933	\$129,445
<b>2021</b>	\$11,940	\$7,241	\$19,297	\$19,788	\$20,936	\$19,579	\$22,008	\$18,062	\$17,884	\$23,651	\$24,706	\$37,521	\$242,612
<b>\$ +/-</b>	(\$4,717)	(\$7,408)	\$12,164	\$19,788	\$18,487	\$8,623	\$11,271	\$4,768	\$7,310	\$10,414	\$12,878	\$19,587	\$113,166
<b>% +/-</b>	-28%	-51%	171%		755%	79%	105%	36%	69%	79%	109%	109%	87%
<b>2021</b>	\$11,940	\$7,241	\$19,297	\$19,788	\$20,936	\$19,579	\$22,008	\$18,062	\$17,884	\$23,651	\$24,706	\$37,521	\$242,612
<b>2022</b>	\$19,539	\$19,910	\$22,748	\$22,877	\$26,124	\$26,315	\$31,298	\$26,931	\$0	\$0	\$0	\$0	\$195,743
<b>\$ +/-</b>	\$7,599	\$12,669	\$3,451	\$3,089	\$5,188	\$6,737	\$9,290	\$8,869					\$56,893
<b>% +/-</b>	64%	175%	18%	16%	25%	34%	42%	49%					41%

Closed an average of 7 days/mo Jan-May 2022 due to staffing.





**Cinnabon - Green Hills Mall  
PROFORMA**

Extrapolated YE 2022		
SALES	\$ 378,427	
COGS:	\$ 95,742	25.3%
Labor:	\$ 37,464	9.9%
GM:	\$ 35,360	9.3%
Workers Comp*:	\$ 1,456	2.0%
Payroll Taxes*:	\$ 16,568	22.8%
R&M:	\$ 946	0.3%
Utilities:	\$ 18,450	4.9%
Rent:	\$ 24,893	6.6%
CAM:	\$ 27,824	7.4%
Property Tax:	\$ 15,710	4.2%
Nat'l Advertising:	\$ 11,353	3.0%
Royalty:	\$ 22,706	6.0%
Insurance:	\$ 3,000	0.8%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 8,704	2.3%
Professional Services:	\$ 4,500	1.2%
Outside Services:	\$ 6,050	1.6%
Laundry/Uniforms:	\$ 650	0.2%
Pest Control:	\$ 200	0.1%
Permits & Licenses:	\$ 585	0.2%
Cash Over/Short:	\$ 378	0.1%
<b>Total Expenses:</b>	<b>\$ 333,139</b>	<b>88.0%</b>
<b>Managed Cash Flow:</b>	<b>\$ 45,287</b>	<b>12.0%</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.