

Store	Trailing 12 Months ending 9/30/2023	Managed Cash Flow:	Owner Operated Cash Flow:
Cinnabon - Green Hills Mall	\$369,716	\$27,276	\$64,716



CONFIDENTIAL Executive Summary

Purchase Price:	\$75,000
Total Annual Sales*:	\$369,716
Inventory:	\$6,000
Managed Cash Flow**:	\$27,276
Owner Operated Cash Flow**:	\$64,716

Cinnabon - Green Hills Mall
2126 Abbott Martin Rd, Suite E-103
Nashville, TN 37215



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

* Trailing 12 Months ending 9/30/2023

** 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%

Transfer Fee: Negotiable
 Advertising: 3.0%

Training Location: Atlanta, GA
 Training Period: 10 days

Remodel Requirements: Due in June 2029

Lease Information:

Monthly Base Rent: \$2,267
 Percentage Rent: N/A
 Expiration: June 2029

Options: 1x5yr
 CAM: \$2,601
 Monthly Property Tax: \$1,163

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.

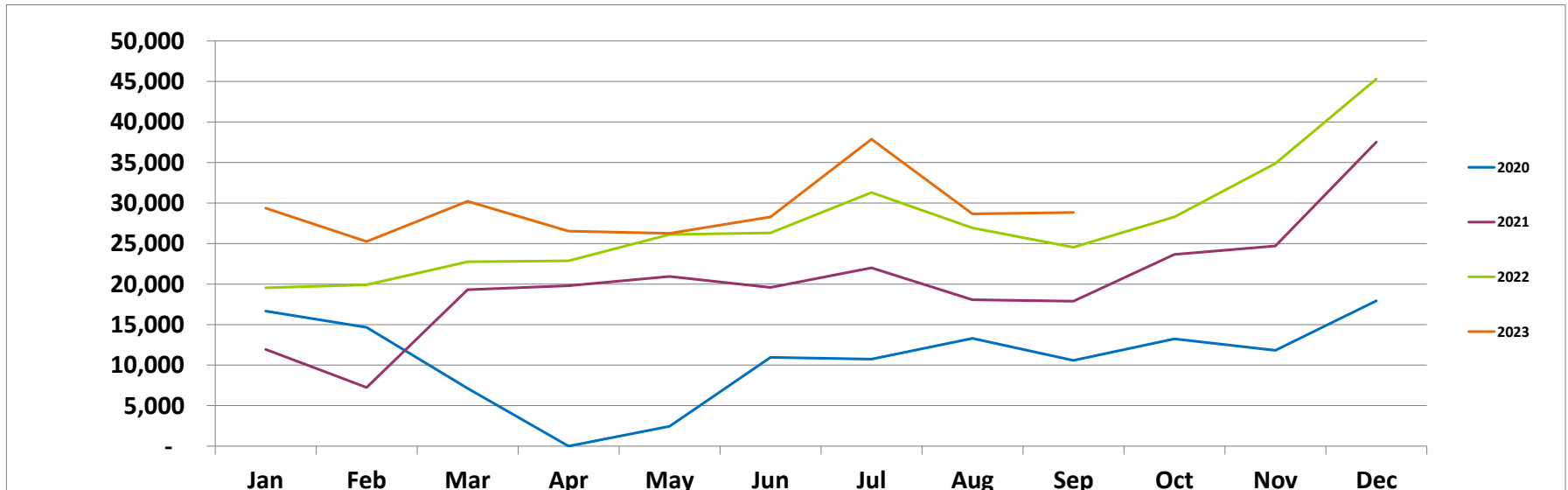


MONTHLY SALES

Cinnabon - Green Hills Mall

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
2020	\$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
2021	\$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
\$ +/-	(\$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
% +/-	-28%	-51%	171%		755%	79%	105%	36%	69%	79%	109%	109%	87%
2021	\$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
2022	\$19,539	\$19,910	\$22,748	\$22,877	\$26,124	\$26,315	\$31,298	\$26,931	\$24,548	\$28,293	\$34,875	\$45,300	\$328,759
\$ +/-	\$7,599	\$12,669	\$3,451	\$3,089	\$5,188	\$6,737	\$9,290	\$8,869	\$6,664	\$4,642	\$10,169	\$7,779	\$86,147
% +/-	64%	175%	18%	16%	25%	34%	42%	49%	37%	20%	41%	21%	36%
2022	\$19,539	\$19,910	\$22,748	\$22,877	\$26,124	\$26,315	\$31,298	\$26,931	\$24,548	\$28,293	\$34,875	\$45,300	\$328,759
2023	\$29,372	\$25,248	\$30,207	\$26,532	\$26,259	\$28,278	\$37,874	\$28,649	\$28,829	\$0	\$0	\$0	\$261,248
\$ +/-	\$9,833	\$5,338	\$7,459	\$3,655	\$135	\$1,963	\$6,576	\$1,718	\$4,281				\$40,957
% +/-	50%	27%	33%	16%	1%	7%	21%	6%	17%				19%

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





**Cinnabon - Green Hills Mall
PROFORMA**

Trailing 12 Months ending 9/30/2023		
SALES	\$ 369,716	
COGS:	\$ 78,010	21.1%
Labor:	\$ 70,246	19.0%
GM:	\$ 37,440	10.1%
R&M:	\$ 3,697	1.0%
Non-Ingredient:	\$ 555	0.2%
Utilities:	\$ 21,320	5.8%
Rent:	\$ 27,202	7.4%
CAM:	\$ 31,217	8.4%
Property Tax:	\$ 13,960	3.8%
Nat'l Advertising:	\$ 11,091	3.0%
Royalty:	\$ 22,183	6.0%
Equipment Lease:	\$ 1,360	0.4%
Insurance:	\$ 940	0.3%
Bank Charges:	\$ 600	0.2%
Credit Card Fees:	\$ 8,503	2.3%
Professional Services:	\$ 4,500	1.2%
Outside Services:	\$ 5,190	1.4%
Laundry/Uniforms:	\$ 940	0.3%
Pest Control:	\$ 410	0.1%
Permits & Licenses:	\$ 285	0.1%
Cash Over/Short:	\$ 370	0.1%
Other G&A:	\$ 2,420	0.7%
Total Expenses:	\$ 342,440	92.6%
Managed Cash Flow:	\$ 27,276	7.4%
Owner Operated Cash Flow:	\$ 64,716	17.5%

*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.