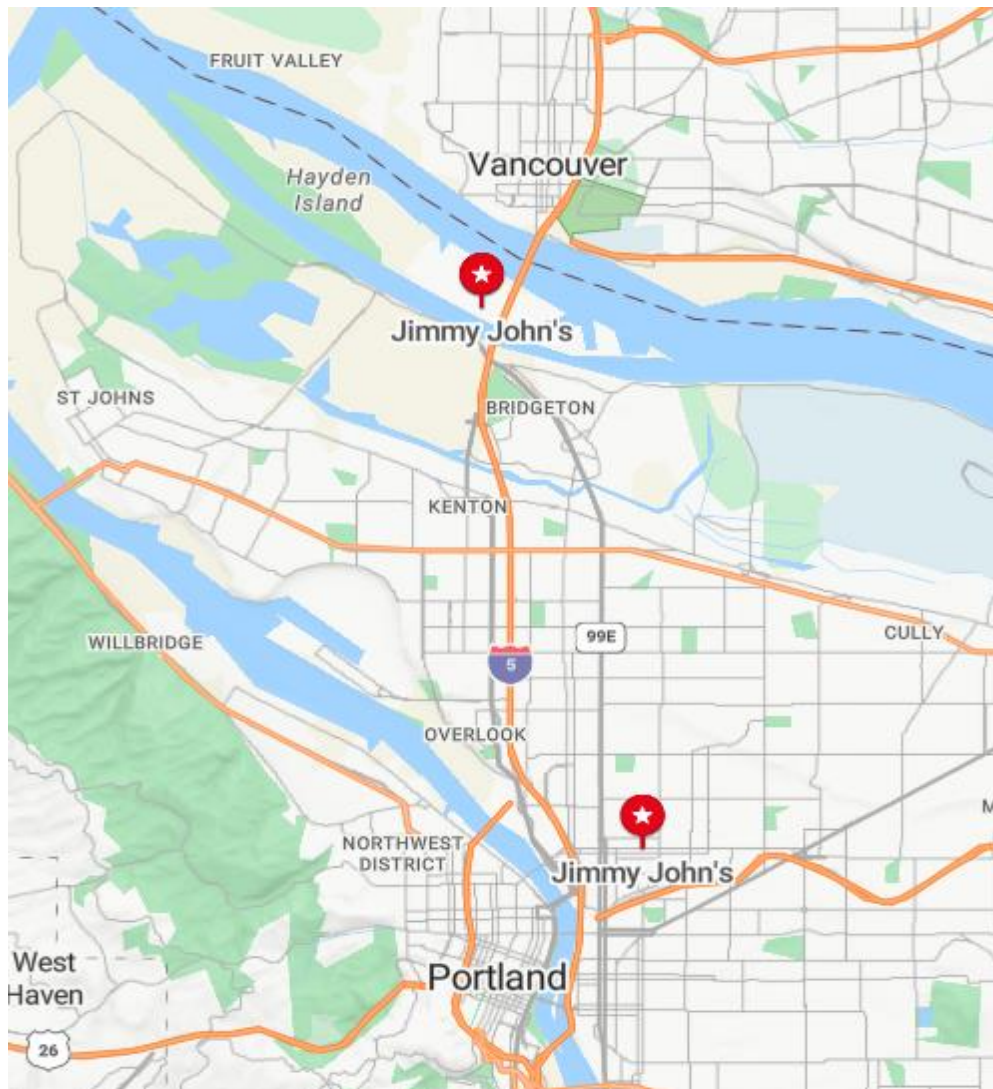


2 Jimmy John's - Portland, OR

\$1,000,000



Stores are approximately 15 minutes from one another.

Store	T12 Months Ending 10/31/2023	Managed Cash Flow:
Jimmy John's #1410	\$1,241,796	\$233,152
Jimmy John's #2594	\$764,562	\$91,654
TOTAL	\$2,006,359	\$324,806



CONFIDENTIAL Executive Summary

Purchase Price:	\$1,000,000	for package of 2	Jimmy John's #1410
Total Annual Sales*:	\$1,241,796		1139 NE Broadway St
Inventory:	\$6,000		Portland, OR 97232
Managed Cash Flow**:	\$233,152		



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

* T12 Months Ending 10/31/2023

** 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:

Headquartered in Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretzels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum net worth of \$1M with at least \$200K in liquid assets, or commensurate with purchase. Restaurant experience preferred but not required. Transfer fees are \$12,500 per unit for new franchisee or JJ franchisee who has only been in operation for 1 yr; \$7,500 per unit to any existing franchisee who has been in operation for more than a yr.

Franchise Agreement Expiration: 2030

Transfer Fee: See above

Training Location: Champaign, IL

Royalty: 6.0%

Advertising: 4.5%

Training Period: 3 weeks

Remodel Requirements: Minor due in 2023 (paint, signage), approx \$20K. Major remodel due in 2030.

Lease Information:

Monthly Base Rent: \$4,778

Options: 2x5yr

Security Deposit: \$3,752

Percentage Rent: N/A

CAM: \$558

Real Property Available: No

Expiration: 2/28/2025

Monthly Property Tax: \$624

Increases: 3% in 2025

Location Details:

Business Established: 2010

Building Type: Inline

Building Size: 1600 SF

Owner Since: 2010

Seating: 20

Employees: 15

Hours of Operation: 10:30a-9p

Licenses Needed: Business, Health

Equipment Value: \$70,000

Downtown, endcap unit on the corner of NE Broadway and NE 12th Ave. Street parking located in front. Busy area with lots of shopping and restaurants. A Safeway grocery, Ross, Dollar Tree, movie theater and indoor ice skating rink at Lloyd Center are all nearby. Approximately 1 mile from Moda Center, Oregon Convention Center and I-5. The only direct competitor in the area is Subway.

Remember you have agreed to keep all FranBizNetwork listings confidential.

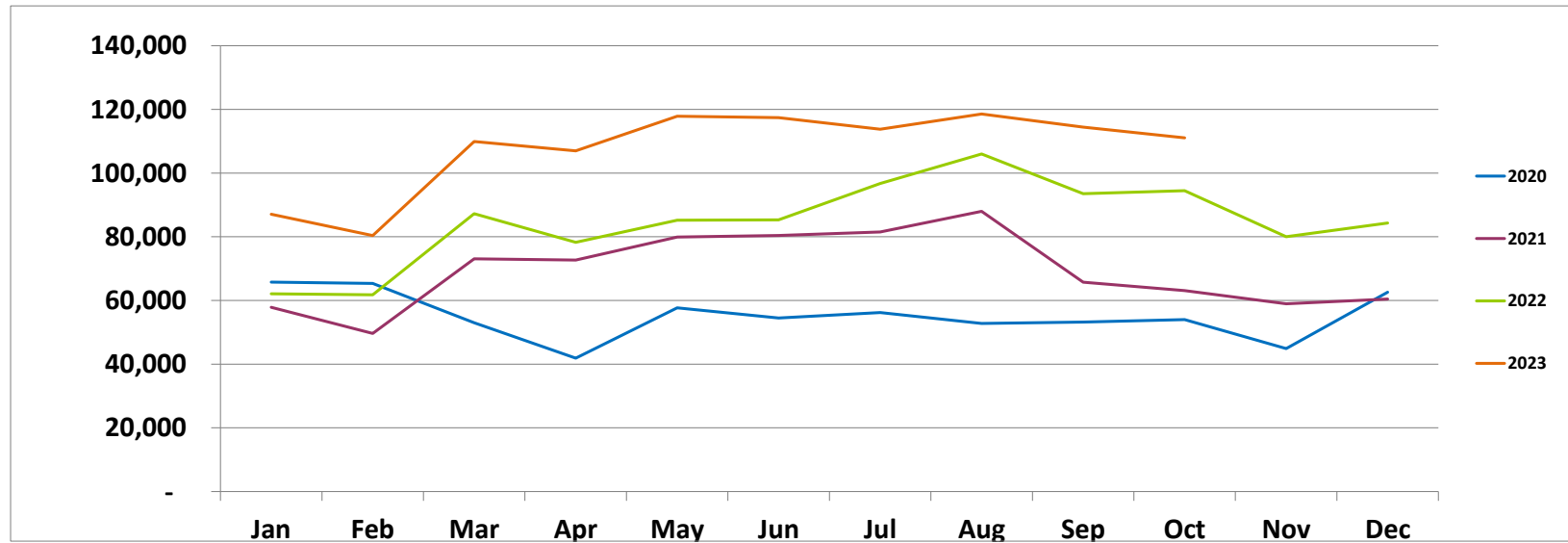
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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

Jimmy John's #1410

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2020	\$65,764	\$65,330	\$52,983	\$41,890	\$57,705	\$54,478	\$56,219	\$52,798	\$53,210	\$53,981	\$44,892	\$62,619	\$661,868
2021	\$57,879	\$49,651	\$73,062	\$72,700	\$79,927	\$80,426	\$81,510	\$87,992	\$65,737	\$63,121	\$58,941	\$60,429	\$831,375
\$ +/-	(\$7,884)	(\$15,679)	\$20,079	\$30,810	\$22,222	\$25,948	\$25,291	\$35,194	\$12,528	\$9,140	\$14,048	(\$2,191)	\$169,507
% +/-	-12%	-24%	38%	74%	39%	48%	45%	67%	24%	17%	31%	-3%	26%
2021	\$57,879	\$49,651	\$73,062	\$72,700	\$79,927	\$80,426	\$81,510	\$87,992	\$65,737	\$63,121	\$58,941	\$60,429	\$831,375
2022	\$62,077	\$61,785	\$87,259	\$78,280	\$85,207	\$85,327	\$96,742	\$106,001	\$93,521	\$94,480	\$80,007	\$84,328	\$1,015,014
\$ +/-	\$4,197	\$12,134	\$14,197	\$5,580	\$5,281	\$4,901	\$15,232	\$18,009	\$27,784	\$31,359	\$21,066	\$23,899	\$183,639
% +/-	7%	24%	19%	8%	7%	6%	19%	20%	42%	50%	36%	40%	22%
2022	\$62,077	\$61,785	\$87,259	\$78,280	\$85,207	\$85,327	\$96,742	\$106,001	\$93,521	\$94,480	\$80,007	\$84,328	\$1,015,014
2023	\$87,076	\$80,382	\$109,921	\$106,982	\$117,842	\$117,404	\$113,750	\$118,552	\$114,456	\$111,097	\$0	\$0	\$1,077,461
\$ +/-	\$24,999	\$18,597	\$22,662	\$28,702	\$32,634	\$32,077	\$17,007	\$12,552	\$20,935	\$16,617			\$226,782
% +/-	40%	30%	26%	37%	38%	38%	18%	12%	22%	18%			27%





**Jimmy John's #1410
PROFORMA**

	12 Months Ending 10/31/202	
SALES	\$ 1,241,796	
COGS:	\$ 289,339	23.3%
Crew Labor:	\$ 335,285	27.0%
Workers Comp:	\$ 4,023	1.2%
Payroll Taxes:	\$ 41,911	12.5%
R&M:	\$ 15,522	1.3%
Non-Ingredient:	\$ 12,418	1.0%
Utilities:	\$ 22,000	1.8%
Rent:	\$ 57,336	4.6%
CAM:	\$ 6,696	0.5%
Property Tax:	\$ 7,490	0.6%
Personal Property Tax:	\$ 1,200	0.1%
Local Advertising:	\$ 1,242	0.1%
Nat'l Advertising:	\$ 55,881	4.5%
Royalty:	\$ 74,508	6.0%
Equipment Lease:	\$ 550	0.0%
Insurance:	\$ 6,400	0.5%
Bank Charges:	\$ 1,200	0.1%
Credit Card Fees:	\$ 33,032	2.7%
Professional Services:	\$ 9,000	0.7%
Outside Services:	\$ 6,800	0.5%
Laundry/Uniforms:	\$ 1,500	0.1%
Security:	\$ 1,200	0.1%
Permits & Licenses:	\$ 420	0.0%
Cash Over/Short:	\$ 1,242	0.1%
Employee Benefits:	\$ 25,000	2.0%
Other G&A:	\$ 1,850	0.1%
Total Expenses:	\$ 1,013,044	81.6%
Other Income:	\$ 4,400	0.4%
Managed Cash Flow:	\$ 233,152	18.8%

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:	\$1,000,000	for package of 2	Jimmy John's #2594
Total Annual Sales*:	\$764,562		12154 N. Pavilion Ave.
Inventory:	\$6,000		Portland, OR 97217
Managed Cash Flow**:	\$91,654		

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

* T12 Months Ending 10/31/2023

** 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:

Headquartered in Champaign, IL, Jimmy John's was founded in 1983 and now boasts over 2500 units nationwide. In September 2016 a majority stake was sold to Roark Capital, a private equity firm also invested in Arby's, Carvel, Auntie Anne's Pretzels, Wingstop and Cinnabon, among others. A simple menu and good product with only the freshest ingredients sets the brand apart in the sandwich QSR segment. Franchisor requires a minimum net worth of \$1M with at least \$200K in liquid assets, or commensurate with purchase. Restaurant experience preferred but not required. Transfer fees are \$12,500 per unit for new franchisee or JJ franchisee who has only been in operation for 1 yr; \$7,500 per unit to any existing franchisee who has been in operation for more than a yr.

Franchise Agreement Expiration: 2024

Royalty: 6.0%

Remodel Requirements: Refresh due is 2024, approx \$20K.

Transfer Fee: See above

Advertising: 4.5%

Training Location: Champaign, IL

Training Period: 3 weeks

Lease Information:

Monthly Base Rent: \$5,341

Percentage Rent: N/A

Expiration: 12/31/2023

Options: 2x5yr

CAM: \$159

Monthly Property Tax: \$320

Security Deposit: \$5,645

Real Property Available: No

Increases: 10% with next option

Location Details:

Business Established: 2014

Owner Since: 2014

Hours of Operation: 10:30a-9p

Building Type: Inline

Seating: 62

Licenses Needed: Business, health

Building Size: 1821 SF

Employees: 9

Equipment Value: \$100,000

Inline unit on Hayden Island/Jantzen Beach. Other retailers in complex include an Ulta, West Marine, Burlington and TJ Maxx. The Home Depot and Target are located across the street. There are manufactured home communities, condominium complexes, RV parks, houseboat moorages and marinas and 4 hotels on the island. I-5 runs across the island and is located only minutes from this unit. Nearby competitors include Jersey Mike's and Panera.

Remember you have agreed to keep all FranBizNetwork listings confidential.

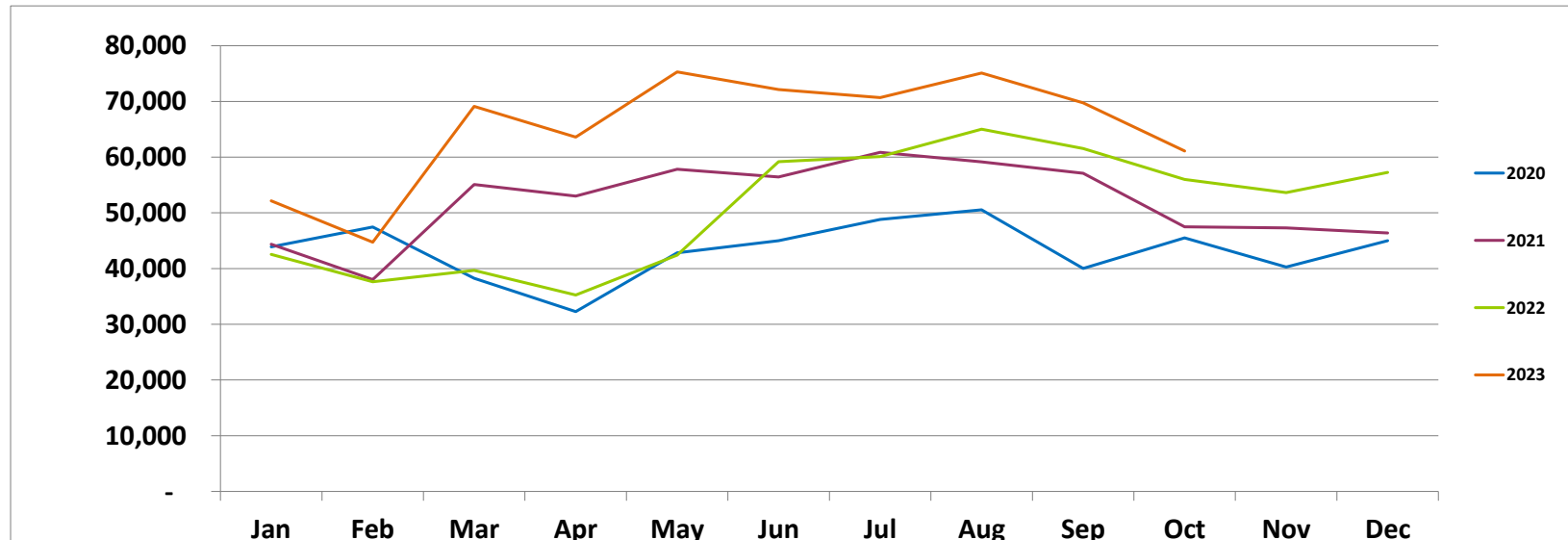
As a part of the due diligence process you are encouraged to contact other franchisees with questions about the brand, but remember you are bound by a confidentiality agreement and cannot share the location or any details about the business you are considering buying. Please direct any questions you 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

Jimmy John's #2594

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	TOTAL
2020	\$43,887	\$47,449	\$38,273	\$32,278	\$42,835	\$45,014	\$48,820	\$50,542	\$40,010	\$45,497	\$40,286	\$44,994	\$519,885
2021	\$44,358	\$38,022	\$55,074	\$53,014	\$57,838	\$56,449	\$60,865	\$59,158	\$57,118	\$47,493	\$47,308	\$46,399	\$623,098
\$ +/-	\$471	(\$9,427)	\$16,801	\$20,736	\$15,003	\$11,436	\$12,046	\$8,616	\$17,108	\$1,997	\$7,022	\$1,405	\$103,213
% +/-	1%	-20%	44%	64%	35%	25%	25%	17%	43%	4%	17%	3%	20%
2021	\$44,358	\$38,022	\$55,074	\$53,014	\$57,838	\$56,449	\$60,865	\$59,158	\$57,118	\$47,493	\$47,308	\$46,399	\$623,098
2022	\$42,532	\$37,624	\$39,692	\$35,252	\$42,430	\$59,183	\$60,095	\$65,016	\$61,556	\$55,990	\$53,652	\$57,254	\$610,277
\$ +/-	(\$1,826)	(\$398)	(\$15,382)	(\$17,762)	(\$15,408)	\$2,733	(\$770)	\$5,859	\$4,438	\$8,497	\$6,344	\$10,855	(\$12,821)
% +/-	-4%	-1%	-28%	-34%	-27%	5%	-1%	10%	8%	18%	13%	23%	-2%
2022	\$42,532	\$37,624	\$39,692	\$35,252	\$42,430	\$59,183	\$60,095	\$65,016	\$61,556	\$55,990	\$53,652	\$57,254	\$610,277
2023	\$52,166	\$44,737	\$69,115	\$63,592	\$75,295	\$72,129	\$70,691	\$75,102	\$69,724	\$61,106	\$0	\$0	\$653,656
\$ +/-	\$9,634	\$7,113	\$29,422	\$28,340	\$32,864	\$12,946	\$10,596	\$10,086	\$8,168	\$5,116			\$154,286
% +/-	23%	19%	74%	80%	77%	22%	18%	16%	13%	9%			31%





**Jimmy John's #2594
PROFORMA**

	12 Months Ending 10/31/202	
SALES	\$ 764,562	
COGS:	\$ 181,966	23.8%
Crew Labor:	\$ 221,723	29.0%
Workers Comp:	\$ 2,661	1.2%
Payroll Taxes:	\$ 26,939	12.2%
R&M:	\$ 9,939	1.3%
Non-Ingredient:	\$ 8,410	1.1%
Utilities:	\$ 22,477	2.9%
Rent:	\$ 64,092	8.4%
CAM:	\$ 1,903	0.2%
Property Tax:	\$ 3,840	0.5%
Personal Property Tax:	\$ 1,200	0.2%
Local Advertising:	\$ 765	0.1%
Nat'l Advertising:	\$ 34,405	4.5%
Royalty:	\$ 45,874	6.0%
Equipment Lease:	\$ 600	0.1%
Insurance:	\$ 4,364	0.6%
Bank Charges:	\$ 1,200	0.2%
Credit Card Fees:	\$ 19,879	2.6%
Professional Services:	\$ 9,000	1.2%
Outside Services:	\$ 5,161	0.7%
Laundry/Uniforms:	\$ 453	0.1%
Security:	\$ 919	0.1%
Permits & Licenses:	\$ 186	0.0%
Cash Over/Short:	\$ 765	0.1%
Employee Benefits:	\$ 5,525	0.7%
Other G&A:	\$ 1,874	0.2%
Total Expenses:	\$ 676,120	88.4%
Other Income:	\$ 3,211	0.4%
Managed Cash Flow:	\$ 91,654	12.0%

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.