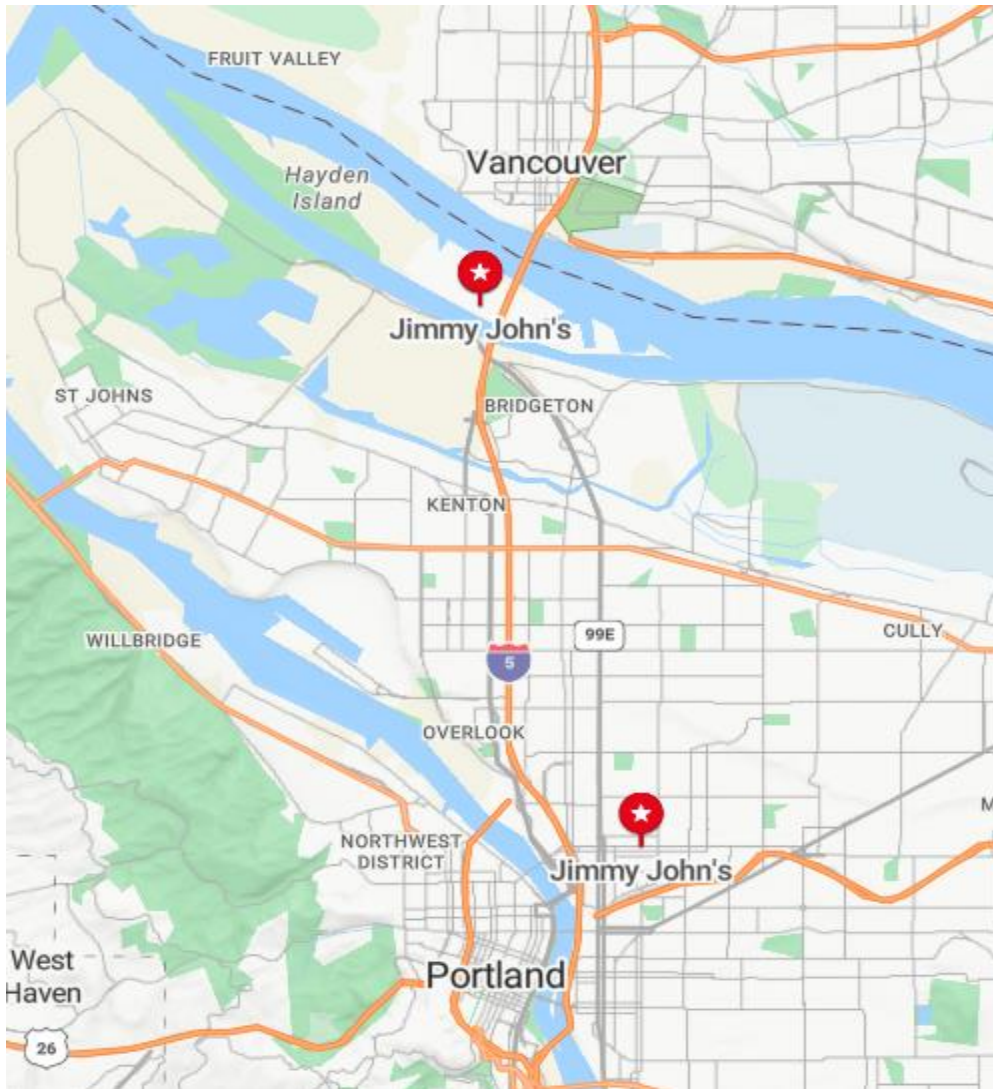


2 Little Caesars- Portland, OR

\$1,000,000



Stores are approximately 15 minutes from one another.

Store	T12 Months Ending Aug 2023	Managed Cash Flow:
Jimmy John's #1410	\$1,204,245	\$221,740
Jimmy John's #2594	\$751,278	\$87,983
TOTAL	\$1,955,523	\$309,723



CONFIDENTIAL Executive Summary

Purchase Price: \$1,000,000 for package of 2
Total Annual Sales*: \$1,204,245
Inventory: \$6,000
Managed Cash Flow**: \$221,740

Jimmy John's #1410
1139 NE Broadway St
Portland, OR 97232



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

* T12 Months Ending Aug 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

Royalty: 6.0%

Remodel Requirements: Minor due in 2023, major in 2030

Transfer Fee: See above

Advertising: 4.5%

Training Location: Champaign, IL

Training Period: 3 weeks

Lease Information:

Monthly Base Rent: \$4,778

Percentage Rent: N/A

Expiration: 2/28/2025

Options: 2x5yr

CAM: \$558

Monthly Property Tax: \$624

Security Deposit: \$3,752

Real Property Available: No

Increases: 3% in 2025

Location Details:

Business Established: 2010

Owner Since: 2010

Hours of Operation: 10:30a-9p

Building Type: Inline

Seating: 20

Licenses Needed: Business, Health

Building Size: 1600 SF

Employees: 15

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.

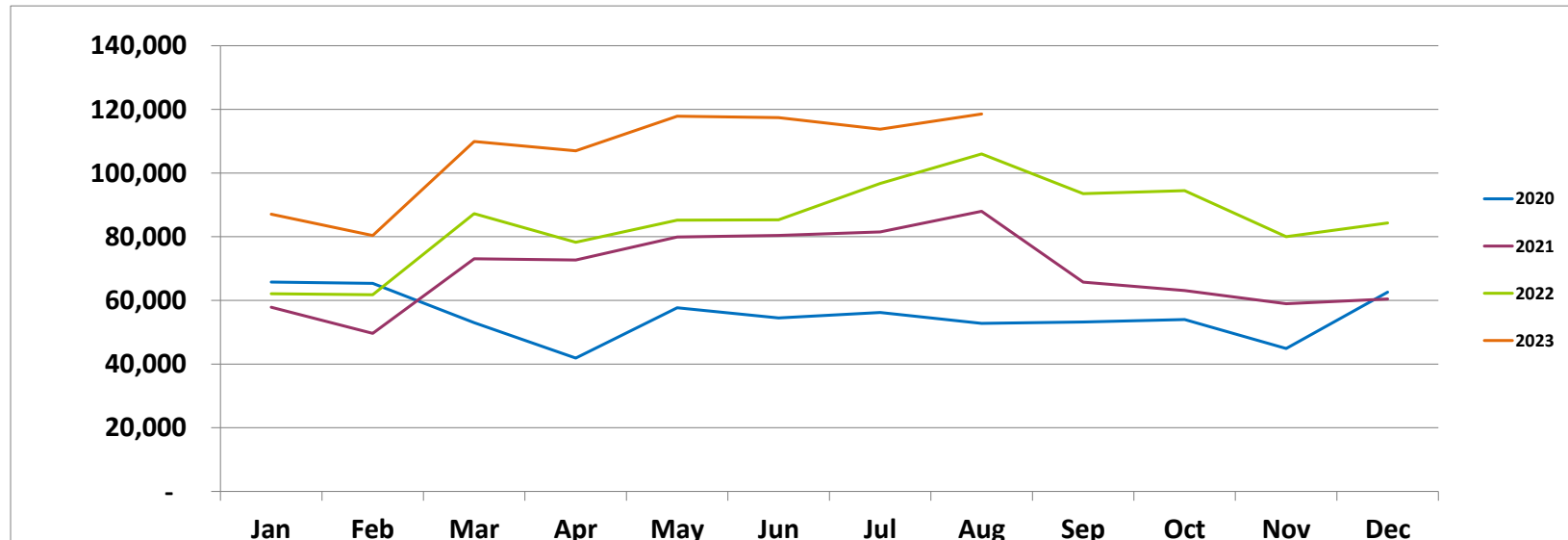
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MONTHLY SALES

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	\$0	\$0	\$0	\$0	\$851,908
\$ +/-	\$24,999	\$18,597	\$22,662	\$28,702	\$32,634	\$32,077	\$17,007	\$12,552					\$189,231
% +/-	40%	30%	26%	37%	38%	38%	18%	12%					29%





**Jimmy John's #1410
PROFORMA**

	T12 Months Ending Aug 2023	
SALES	\$ 1,204,245	
COGS:	\$ 280,589	23.3%
Crew Labor:	\$ 325,146	27.0%
Workers Comp:	\$ 3,902	1.2%
Payroll Taxes:	\$ 40,643	12.5%
R&M:	\$ 15,053	1.3%
Non-Ingredient:	\$ 12,042	1.0%
Utilities:	\$ 22,000	1.8%
Rent:	\$ 57,336	4.8%
CAM:	\$ 6,696	0.6%
Property Tax:	\$ 7,490	0.6%
Personal Property Tax:	\$ 1,200	0.1%
Local Advertising:	\$ 1,204	0.1%
Nat'l Advertising:	\$ 54,191	4.5%
Royalty:	\$ 72,255	6.0%
Equipment Lease:	\$ 550	0.0%
Insurance:	\$ 6,400	0.5%
Bank Charges:	\$ 1,200	0.1%
Credit Card Fees:	\$ 32,033	2.7%
Professional Services:	\$ 9,000	0.7%
Outside Services:	\$ 6,800	0.6%
Laundry/Uniforms:	\$ 1,500	0.1%
Security:	\$ 1,200	0.1%
Permits & Licenses:	\$ 420	0.0%
Cash Over/Short:	\$ 1,204	0.1%
Employee Benefits:	\$ 25,000	2.1%
Other G&A:	\$ 1,850	0.2%
Total Expenses:	\$ 986,905	82.0%
Other Income:	\$ 4,400	0.4%
Managed Cash Flow:	\$ 221,740	18.4%

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CONFIDENTIAL Executive Summary



Purchase Price:	\$1,000,000	for package of 2	Jimmy John's #2594
Total Annual Sales*:	\$751,278		12154 N. Pavilion Ave.
Inventory:	\$6,000		Portland, OR 97217
Managed Cash Flow**:	\$87,983		

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

* T12 Months Ending Aug 2023

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Franchise Information:

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Franchise Agreement Expiration: 2024	Transfer Fee: See above	Training Location: Champaign, IL
Royalty: 6.0%	Advertising: 4.5%	Training Period: 3 weeks
Remodel Requirements: Due in 2024		

Lease Information:

Monthly Base Rent: \$5,341	Options: 2x5yr	Security Deposit: \$5,645
Percentage Rent: N/A	CAM: \$159	Real Property Available: No
Expiration: 12/31/2023	Monthly Property Tax: \$320	Increases: 10% with next option

Location Details:

Business Established: 2014	Building Type: Inline	Building Size: 1821 SF
Owner Since: 2014	Seating: 62	Employees: 9
Hours of Operation: 10:30a-9p	Licenses Needed: Business, health	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.

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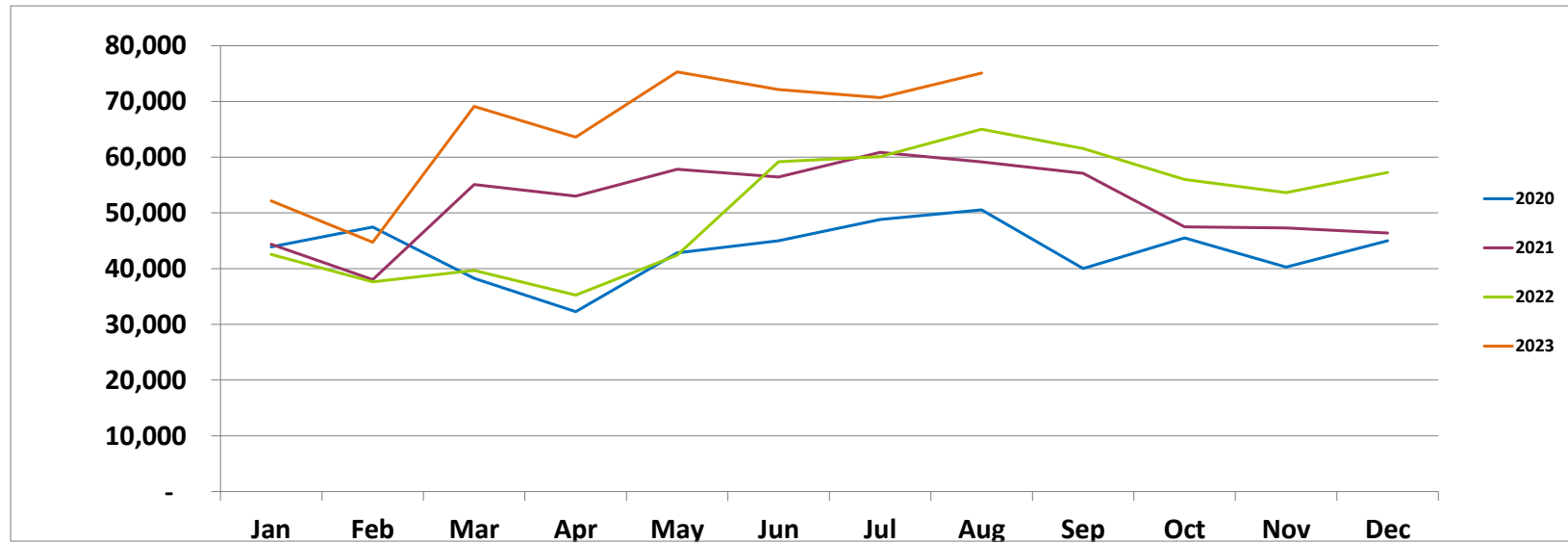
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MONTHLY SALES

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	\$0	\$0	\$0	\$0	\$522,826
\$ +/-	\$9,634	\$7,113	\$29,422	\$28,340	\$32,864	\$12,946	\$10,596	\$10,086					\$141,002
% +/-	23%	19%	74%	80%	77%	22%	18%	16%					37%





Jimmy John's #2594 PROFORMA

	T12 Months Ending Aug 2023	
SALES	\$ 751,278	
COGS:	\$ 178,804	23.8%
Crew Labor:	\$ 217,871	29.0%
Workers Comp:	\$ 2,614	1.2%
Payroll Taxes:	\$ 26,471	12.2%
R&M:	\$ 9,767	1.3%
Non-Ingredient:	\$ 8,264	1.1%
Utilities:	\$ 22,477	3.0%
Rent:	\$ 64,092	8.5%
CAM:	\$ 1,903	0.3%
Property Tax:	\$ 3,840	0.5%
Personal Property Tax:	\$ 1,200	0.2%
Local Advertising:	\$ 751	0.1%
Nat'l Advertising:	\$ 33,808	4.5%
Royalty:	\$ 45,077	6.0%
Equipment Lease:	\$ 600	0.1%
Insurance:	\$ 4,364	0.6%
Bank Charges:	\$ 1,200	0.2%
Credit Card Fees:	\$ 19,533	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:	\$ 751	0.1%
Employee Benefits:	\$ 5,525	0.7%
Other G&A:	\$ 1,874	0.2%
Total Expenses:	\$ 666,506	88.7%
Other Income:	\$ 3,211	0.4%
Managed Cash Flow:	\$ 87,983	11.7%

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