

Subway #25127  
\$240,000



Store	Trailing 12 Months Ending 10/31/23	Managed Cash Flow	Owner-Operated Cash Flow
9708 Lower Azusa Rd.	\$462,854	\$82,969	\$129,022
<b>TOTAL</b>	<b>\$462,854</b>	<b>\$82,969</b>	<b>\$129,022</b>



## CONFIDENTIAL Executive Summary

Purchase Price:	\$240,000
Total Annual Sales*:	\$462,854
Inventory:	\$8,000
Managed Cash Flow**:	\$82,969
Owner-Operated Cash Flow**:	\$129,022

**Subway #25127**  
**9708 Lower Azusa Rd.**  
**El Monte, CA 91731**

**SUB SANDWICH**

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

\* Trailing 12 Months Ending 10/31/23

\*\* 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.

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### Franchise Information:

Subway is the world's #1 QSR chain with over 43,000 restaurants in 110 countries. Franchisor requires sufficient net worth and liquidity, and buyer must live in the area.

Franchise Agreement Expiration: 2026  
Royalty: 8.0%  
Remodel Requirements: none

Transfer Fee: \$5,000  
Advertising: 4.8%

Training Location: virtual  
Training Period: 2 weeks

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### Lease Information:

Monthly Base Rent: \$2,387  
Percentage Rent: 0.00%  
Expiration: Dec. 2026

Options: 1 x 5  
CAM: \$2387  
Monthly Property Tax: \$0

Security Deposit: \$2,387  
Real Property Available: strip plaza  
Increases: 0

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### Location Details:

Business Established: Oct. 2005  
Owner Since: Oct. 2006  
Hours of Operation: M-F: 6a-9p. SA-SU: 7a-8p

Building Type: strip plaza  
Seating: 8-10  
Licenses Needed: business/health

Building Size: 1000 sq ft  
Employees: 6  
Equipment Value: 7500

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This Subway is located in the busy Home Depot plaza with also Popeye's and Starbucks . A big Amazon warehouse just opened nearby.

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**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.

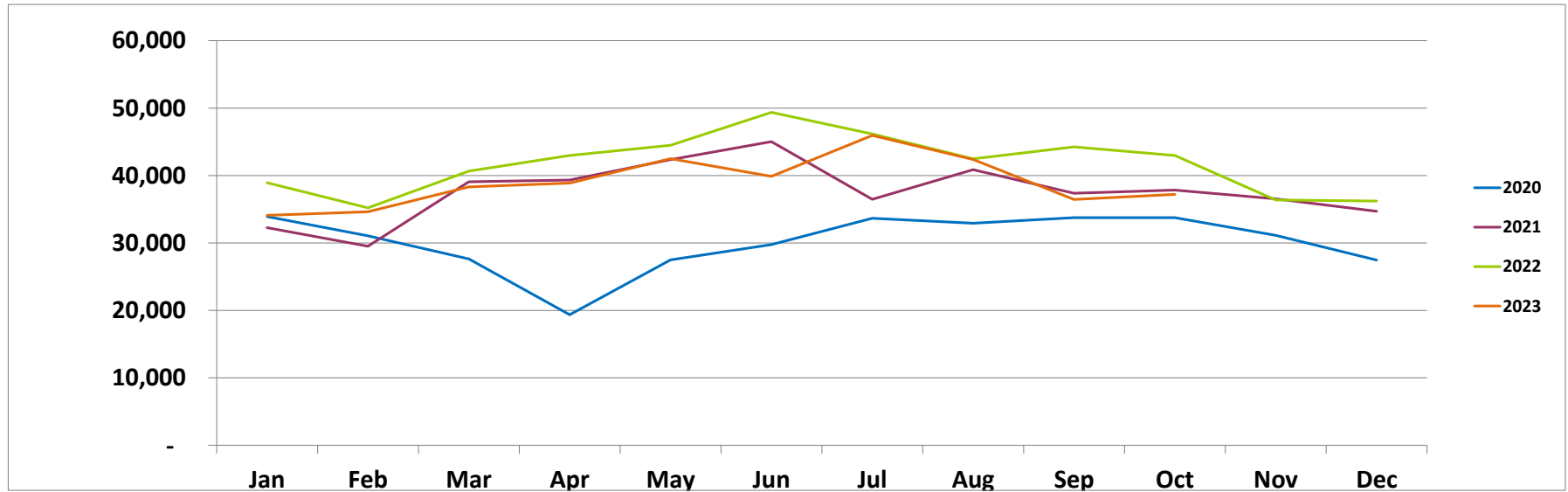


**SUB SANDWICH**

**MONTHLY SALES**

Subway #25127

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	TOTAL
<b>2020</b>	\$33,909	\$31,050	\$27,621	\$19,358	\$27,483	\$29,760	\$33,652	\$32,935	\$33,758	\$33,745	\$31,131	\$27,466	\$361,868
<b>2021</b>	\$32,266	\$29,512	\$39,060	\$39,334	\$42,354	\$45,021	\$36,478	\$40,871	\$37,367	\$37,837	\$36,544	\$34,706	\$451,350
<b>\$ +/-</b>	(\$1,643)	(\$1,538)	\$11,439	\$19,976	\$14,871	\$15,261	\$2,826	\$7,936	\$3,609	\$4,092	\$5,413	\$7,240	\$89,482
<b>% +/-</b>	-5%	-5%	41%	103%	54%	51%	8%	24%	11%	12%	17%	26%	25%
<b>2021</b>	\$32,266	\$29,512	\$39,060	\$39,334	\$42,354	\$45,021	\$36,478	\$40,871	\$37,367	\$37,837	\$36,544	\$34,706	\$451,350
<b>2022</b>	\$38,922	\$35,203	\$40,658	\$42,964	\$44,476	\$49,367	\$46,154	\$42,465	\$44,237	\$42,974	\$36,364	\$36,212	\$499,996
<b>\$ +/-</b>	\$6,656	\$5,691	\$1,598	\$3,630	\$2,122	\$4,346	\$9,676	\$1,594	\$6,870	\$5,137	(\$180)	\$1,506	\$48,646
<b>% +/-</b>	21%	19%	4%	9%	5%	10%	27%	4%	18%	14%	0%	4%	11%
<b>2022</b>	\$38,922	\$35,203	\$40,658	\$42,964	\$44,476	\$49,367	\$46,154	\$42,465	\$44,237	\$42,974	\$36,364	\$36,212	\$499,996
<b>2023</b>	\$34,095	\$34,636	\$38,316	\$38,884	\$42,492	\$39,874	\$45,942	\$42,377	\$36,458	\$37,204	\$0	\$0	\$390,278
<b>\$ +/-</b>	(\$4,827)	(\$567)	(\$2,342)	(\$4,080)	(\$1,984)	(\$9,493)	(\$212)	(\$88)	(\$7,779)	(\$5,770)			(\$37,142)
<b>% +/-</b>	-12%	-2%	-6%	-9%	-4%	-19%	0%	0%	-18%	-13%			-9%





**SUB SANDWICH**

**Subway #25127**

**PROFORMA - MANAGED**

Trailing 12 Months Ending 10/31/23		
SALES	\$	462,854
COGS:	\$	121,175 26.2%
Crew Labor:	\$	52,349 11.3%
GM:	\$	- 0.0%
Other Store Level Mgmt:	\$	42,000 9.1%
Workers Comp*:	\$	849 0.9%
Payroll Taxes*:	\$	8,256 8.8%
R&M:	\$	2,314 0.5%
Non-Ingredient:	\$	185 0.0%
Utilities:	\$	19,425 4.2%
Rent:	\$	40,800 8.8%
Sales Tax:	\$	21,750 4.7%
Nat'l Advertising:	\$	20,828 4.5%
Royalty:	\$	37,028 8.0%
Insurance:	\$	3,200 0.7%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	4,212 0.9%
Professional Services:	\$	3,500 0.8%
Pest Control:	\$	600 0.1%
Permits & Licenses:	\$	350 0.1%
Cash Over/Short:	\$	463 0.1%
Total Expenses:	\$	379,885 82.1%
Managed Cash Flow:	\$	82,969 17.9%

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

**PROFORMA - OWNER OPERATED**

Trailing 12 Months Ending 10/31/23		
SALES	\$	462,854
COGS:	\$	121,175 26.2%
Crew Labor:	\$	52,349 11.3%
Assume Owner is GM		
Other Store Level Mgmt:	\$	- 0.00%
Workers Comp*:	\$	471 0.9%
Payroll Taxes*:	\$	4,581 8.8%
R&M:	\$	2,314 0.5%
Non-Ingredient:	\$	185 0.0%
Utilities:	\$	19,425 4.2%
Rent:	\$	40,800 8.8%
Sales Tax:	\$	21,750 4.7%
Nat'l Advertising:	\$	20,828 4.5%
Royalty:	\$	37,028 8.0%
Insurance:	\$	3,200 0.7%
Bank Charges:	\$	600 0.1%
Credit Card Fees:	\$	4,212 0.9%
Professional Services:	\$	3,500 0.8%
Pest Control:	\$	600 0.1%
Permits & Licenses:	\$	350 0.1%
Cash Over/Short:	\$	463 0.1%
Total Expenses:	\$	333,832 72.1%
Owner-Operated Cash Flow:	\$	129,022 27.9%

\*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.