

**SPEG Franchise Group
Proudly Presents:
Moline II, LLC. (“The Company”)**



The provisions of this Confidential Information Memorandum (“CIM”) are privileged and confidential. Unauthorized reproduction or distribution of the CIM or of any of its contents in any form, under any circumstances without prior written consent is prohibited. The Recipient is responsible for returning all copies of the CIM immediately upon request by Sapient. The information contained herein is: (i) provided by the principal founders of the business and (ii) publicly available from directories, publications and websites, as mentioned in the body and the footnotes where possible or appropriate. In some cases, non-publicly available information was used, including independent research, studies or paid services from individuals and organizations. While the information set forth herein is deemed by Sapient to be accurate, Sapient shall not be held liable for the accuracy of, or any omissions from, the CIM or any other written or oral communication transmitted to the Recipient and any other party in the course of its evaluation of a transactions involving the business of the Company.

The information contained in the CIM will require careful scrutiny, verification and due diligence efforts from the Recipient(s) of the CIM. Any person or entity seeking to make an investment or acquisition of the business of the Company should not rely solely on the information set forth in the CIM as complete. In addition, the analyses contained herein do not claim to be appraisals of the assets, or the valuation of any entity. Sapient makes no guarantees regarding any benefits that might be received from an investment in or an acquisition of the Company, nor the legal, tax or accounting effects of any transaction in connection with the Company; and this CIM does not constitute an offer to sell, or a solicitation of an offer to buy securities. This CIM is informational only. In furnishing the CIM, Sapient undertakes no obligation to provide Recipient(s) of the CIM with access to any additional information or to update the CIM, except where required, or to correct any inaccuracies that may be contained herein that are not known to Sapient. There exists substantial information with respect to the business of the Company and its future prospects, and there are a substantial number of risks associated with an investment in or an acquisition of the Company, which are not set forth in the CIM.

Furthermore, the potential fulfillment of ‘forward looking statements’ contained in the CIM are subject to change due to unexpected events, market shifts, or circumstances that cannot be known at this time. Forward looking statements are based on expectations, estimates and projections at the time the statements were made that involve a number of economic, business, and numerous risks and uncertainties which could cause actual results or events to differ materially from those presently anticipated. Forward looking statements in the CIM may be identified through the use of words such as, but not exclusively to: "expects," "will," "anticipates," "estimates," "believes," or statements indicating certain actions "may," "could," or "might" occur. Such estimates and projections are subject to significant uncertainties beyond the control of Sapient. Although such projections are believed to be realistic, no representations are made as to their ultimate attainability. **Nor are any representations made as to any past financial performance as being an indicator of future results.**



Acquire an existing operating Wing Stop franchise located in Moline, IL.



The store is located in a high traffic, regional shopping center, and is directly across directly across from national credit tenants such as Wal-Mart, and Lowe's. The store is in an inline structure on an out-parcel, flanked by Chipotle and AT&T.



Year over year sales for the year ending December 2018 is up 5%.



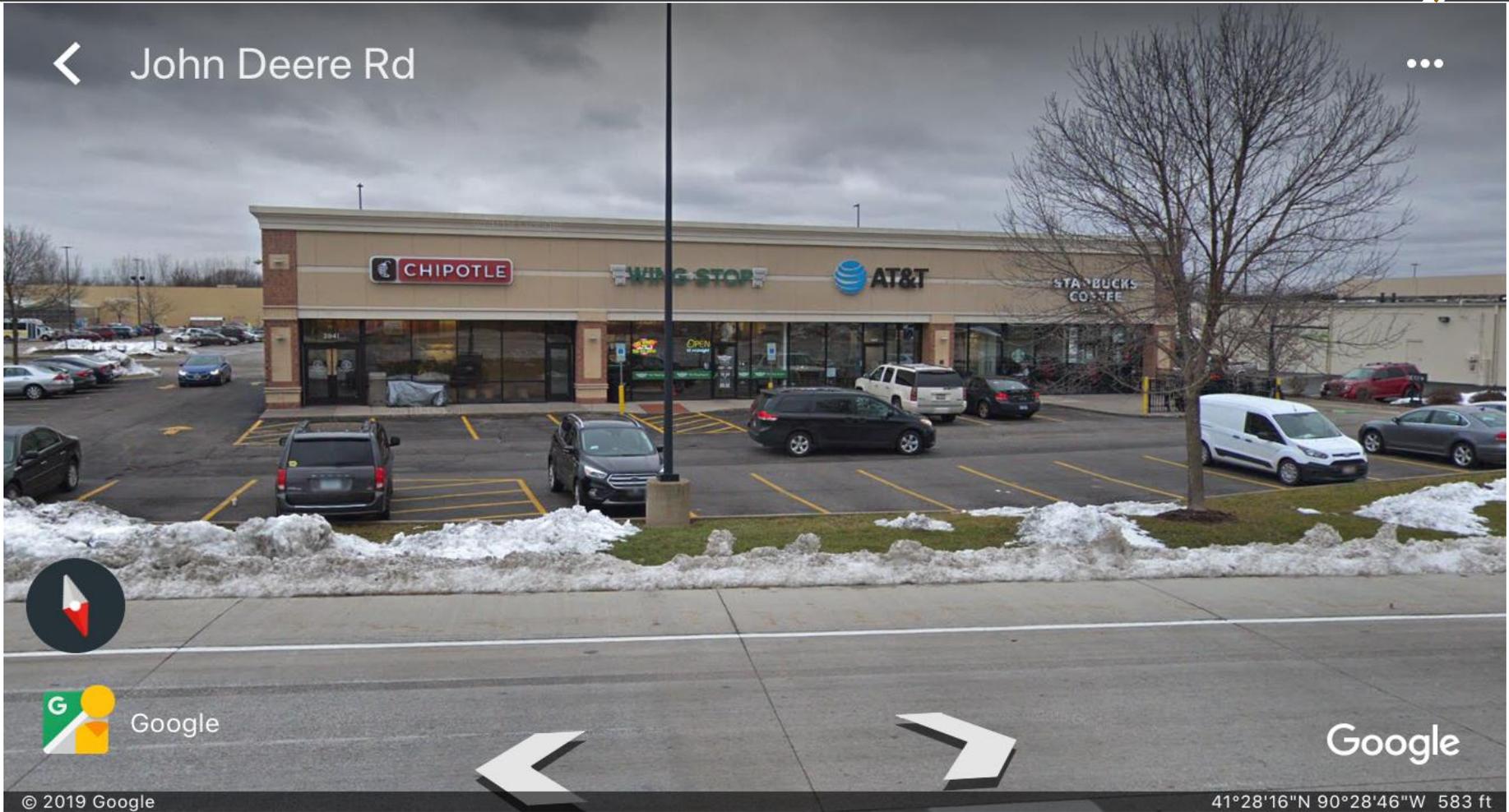
Low cost of acquisition.



Owner may carry a small amount of paper.



Wing Stop is a national player in the QSR industry, boasting over 2,000 stores in the USA as of March 29, 2019.* As a proven brand and concept it has garnered a dominate share of the wings market .



2019

Picture of front of store from Google Earth showing subject store, Chipotle, and AT&T

View From Backside of Store



2019

Google picture from
backside of store.

Shopping Center Aerial View



2019

Google picture of aerial view of shopping center.

Aerial View of Wal- Mart



2019

Wal Mart Super Center.



Executive Overview and Financials



CONFIDENTIAL Executive Summary



Purchase Price: \$255,315
 Total Annual Sales*: \$461,711
 Inventory:
 Owner – Operated Cash Flow:

Wingstop #1031
3939 41st Avenue Dr
Moline, IL 61265

Franchise Information:

Wingstop currently has over 2,000 locations and is continually ranked among the best franchise concepts in the nation. Franchisor requires a minimum of \$400k net worth with at least \$200k in liquid assets. Wingstop ownership or multi-unit restaurant owner/management experience required.

Franchise Agreement Expiration: 2026	Transfer Fee: \$10,000	Training Location: Dallas, TX
Royalty: 6%	Advertising: 4%	Training Period: 4 Weeks
Remodel Requirements: 2026		

Lease Information:

Monthly Base Rent: 4,000	Options: 1x5	Security Deposit: \$3,266
Percentage Rent: N/A	CAM: \$225	Real Property Available: N/A
Expiration: 2025	Monthly Property Tax: \$218	Increases: Approx. 3% Annually

Location Details:

Business Establishment: Built within last 10 years	Building Type: In-Line	Building Size: 1750 SF
Owner Since: 2014	Seating: 44	Employees: 7
Hours of Operation: 11:00AM - 12:00AM	Licenses Needed: Food Service, Business	Equipment Value: \$8,000

Located on an out-parcel, in a busy shopping center across from Wal-Mart, Lowe's. Co-Tenant with : Chipotle, Starbucks & AT&T.

Remember you have agreed to keep all SPEG listings confidential.

As a part of the due diligence process you are encouraged to contact other franchises 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 SPEG 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.

*Trailing 12 Months Ending 11/30/2018

**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.



Executive Overview and Financials



MONTHLY SALES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Total
2016	\$ 43,617	\$ 46,979	\$ 45,796	\$ 44,162	\$ 40,732	\$ 43,332	\$ 43,332	\$ 38,900	\$ 39,333	\$ 37,963	\$ 32,918	\$ 35,008	\$ 492,072
2017	\$ 33,789	\$ 38,892	\$ 43,648	\$ 39,511	\$ 35,484	\$ 33,364	\$ 36,020	\$ 32,205	\$ 36,139	\$ 36,631	\$ 34,454	\$ 36,809	\$ 436,946
\$ +/-	\$9,828	\$8,087	\$2,148	\$4,651	\$5,248	\$9,968	\$7,312	\$6,695	\$3,194	\$1,332	\$1,536	\$1,801	\$55,126
% +/-	-22.5%	-17.2%	-4.69%	-10.5%	-12.8%	-23.0%	-16.8%	-17.2%	-8.12%	-3.50%	4.66%	5.14%	-11.2%
2017	\$ 33,789	\$ 38,892	\$ 43,648	\$ 39,511	\$ 35,484	\$ 33,364	\$ 36,020	\$ 32,205	\$ 36,139	\$ 36,631	\$ 34,454	\$ 36,809	\$ 436,946
2018	\$ 34,906	\$ 36,738	\$ 42,647	\$ 35,776	\$ 35,774	\$ 39,881	\$ 39,489	\$ 38,532	\$ 38,924	\$ 40,956	\$ 36,385	\$ 41,703	\$ 461,711
\$ +/-	\$1,117	\$2,154	\$1,001	\$3,735	\$290	\$6,517	\$3,469	\$6,327	\$2,785	\$4,325	\$1,931	\$4,894	\$24,765
% +/-	3.30%	-5.53%	-2.29%	-9.45%	0.81%	19.5%	9.63%	19.6%	7.70%	11.8%	5.60%	13.2%	5.66%
2018	\$ 34,906	\$ 36,738	\$ 42,647	\$ 35,776	\$ 35,774	\$ 39,881	\$ 39,489	\$ 38,532	\$ 38,924	\$ 40,956	\$ 36,385	\$ 41,703	\$ 461,711
2019	\$ 37,399	\$ 40,221											\$ 77,620
\$ +/-	\$2,493	\$3,483	\$42,647	\$35,776	\$35,774	\$39,881	\$39,489	\$38,532	\$38,924	\$40,956	\$36,385	\$41,703	\$384,091
% +/-	7.14%	9.48%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	-83.1%



Wingstop #1031 PROFORMA



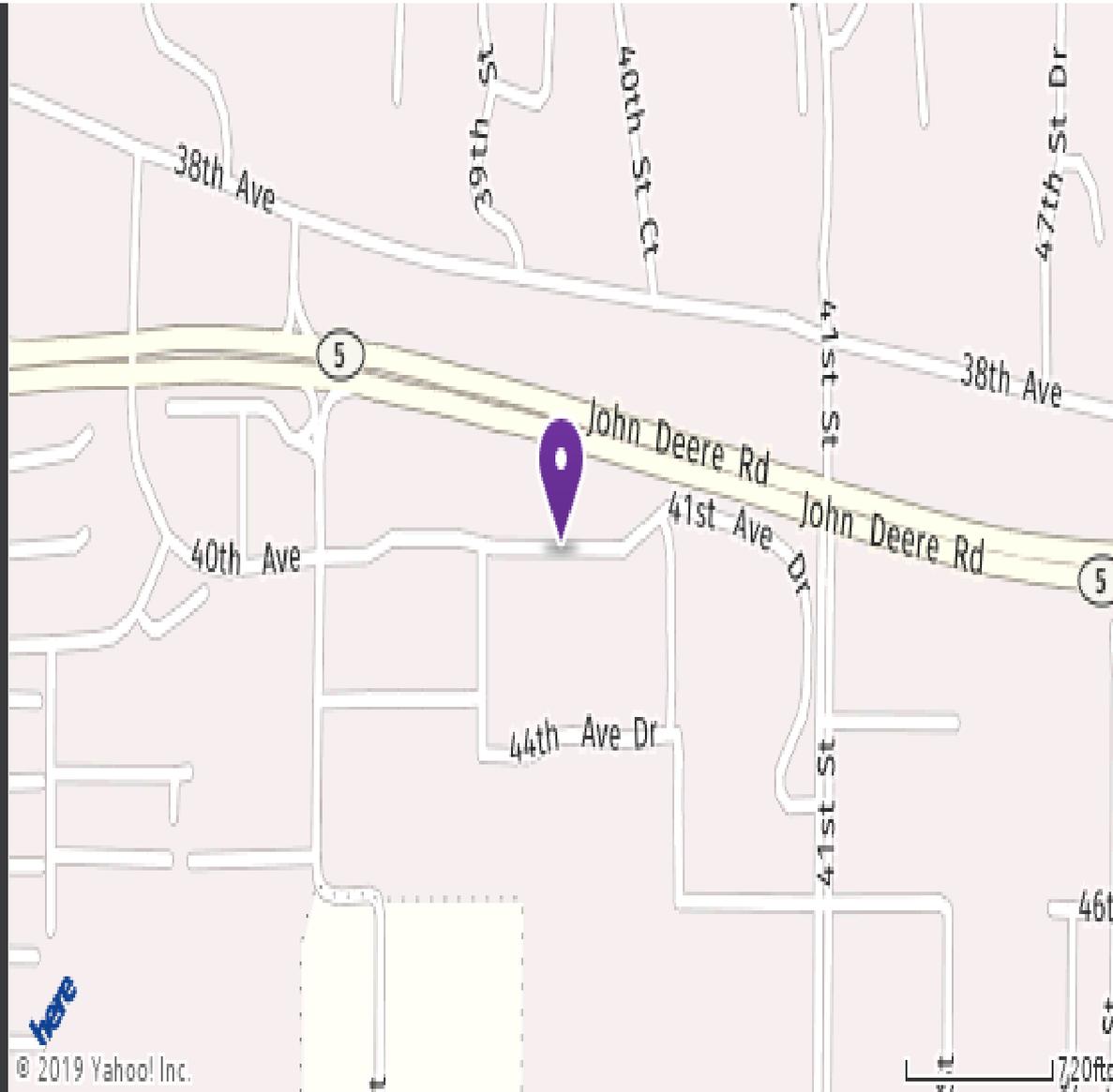
Trailing 12 Months Ending 12/30/2018		
SALES	\$461,711	100.0 %
COGS:	\$164,818	35.6 %
Crew Labor:	\$118,362	25.6 %
GM:	Assume Owner is GM	
Other Store Level Mgmt:		0.0 %
Workers Comp*:		0.0 %
Payroll Taxes*:	\$9,798	2.12 %
R&M:	\$2,985	0.64 %
Non-Ingredient:		0.0 %
Utilities:	\$13,870	3.00 %
Rent:	\$46,846	10.1 %
CAM:		0.0 %
Property Tax:		0.0 %
Personal Property Tax:		0.0 %
Local Advertising:		0.0 %
Nat'l Advertising:	\$13,850	2.99 %
Royalty:	\$21,120	4.57 %
Equipment Lease:	\$861	0.18 %
Insurance:	\$6,641	1.43 %
Bank Charges:	\$1,397	0.30 %
Credit Card Fees:	\$4,680	1.01 %
Professional Services:	\$5,318	1.15 %
Outside Services:		0.0 %
Laundry/Uniforms:	\$239	0.05 %
Pest Control:	\$585	0.12 %
Security:		0.0 %
Music:		0.0 %
Permit and Licenses:		0.0 %
Cash Over/Short:		0.0 %
Non-recurring Expenses:		0.0 %
Personal Expenses:		0.0 %
Mgmt Fee/Owner Draw:		0.0 %
Employee Benefits:		0.0 %
Other G&A:		0.0 %
Total Expenses:	\$411,368	89.0 %
Other Income:		0.0 %
Cash Flow/EBITDA:	\$50,343	10.9 %

*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 SPEG 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.

1

3929 41st Ave. Dr. Moline, Illinois



© 2019 Yahoo! Inc.

SPEG Franchise Group (A Division of Sapient)
Representing Franchisees Across America.
 Franchise Sales | Mergers | Acquisitions |



Reggie Mason, Principal

Sapient Private Equity Group
 Intermediaries | M&A | Investment Banking
 1999 Avenue of the Stars 11th Floor Los Angeles, CA 90067
 O: 866-831-8254 Ext. 700 | F: 877- 358-9244 |
 Cell: 714-292-4440 | Email: rmason@speg.co www.speg.co

Los Angeles • Atlanta • Miami • New York • Chicago

Amani Strickland, Associate

Sapient Private Equity Group
 Intermediaries | M&A | Investment Banking
 1999 Avenue of the Stars 11th Floor Los Angeles, CA 90067
 O: 866-831-8254 Ext. 701 | F: 877- 358-9244 |
 Cell: 562-481-4903 | Email:
astrickland@speg.co www.speg.co

Los Angeles • Atlanta • Miami • New York • Chicago

Reference Sources

* Scrape Hero, *Store Locations*. March 2019.