

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



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The Opportunity



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.

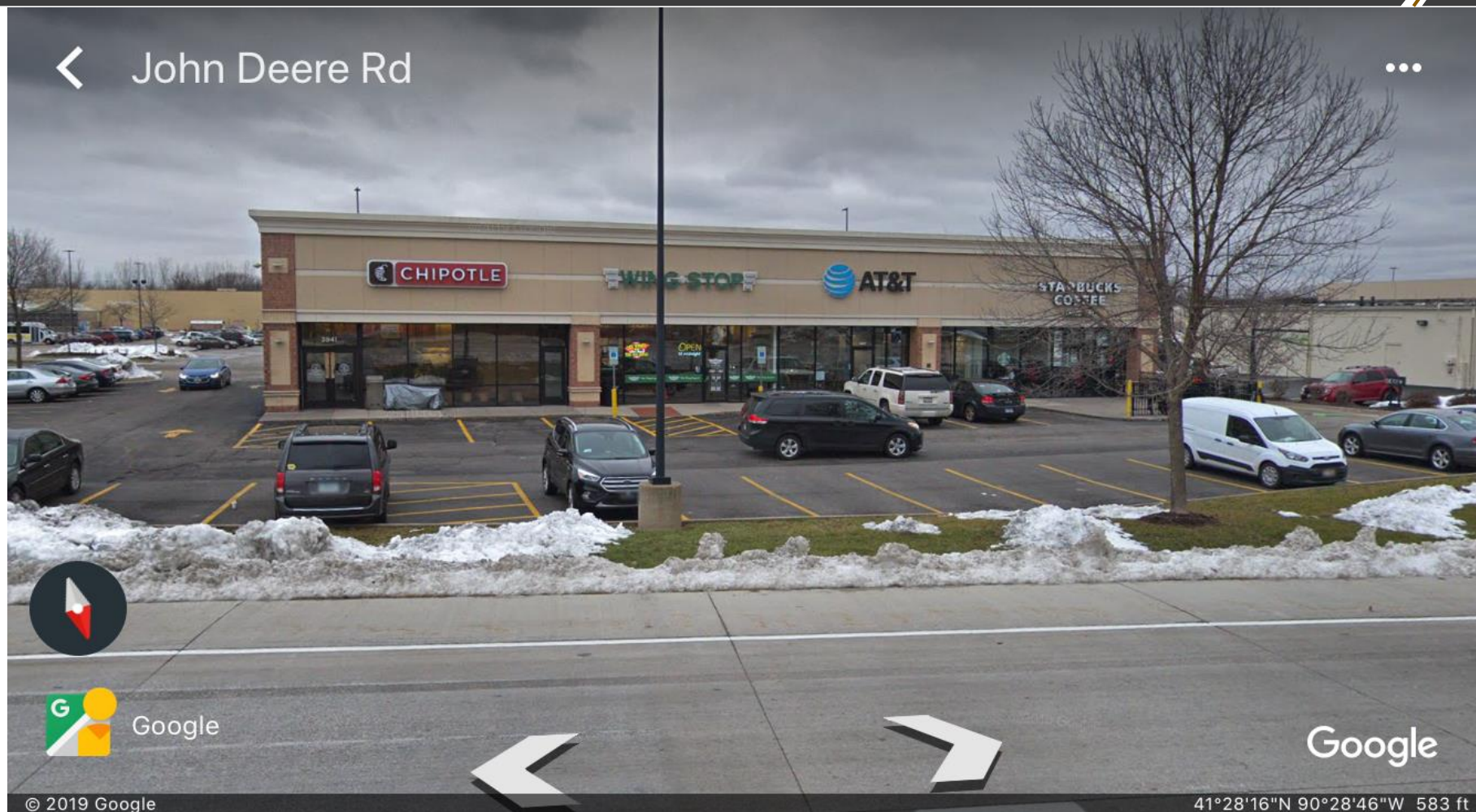


Owner may carry a small amount of paper.



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 .

Frontage View



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

8



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



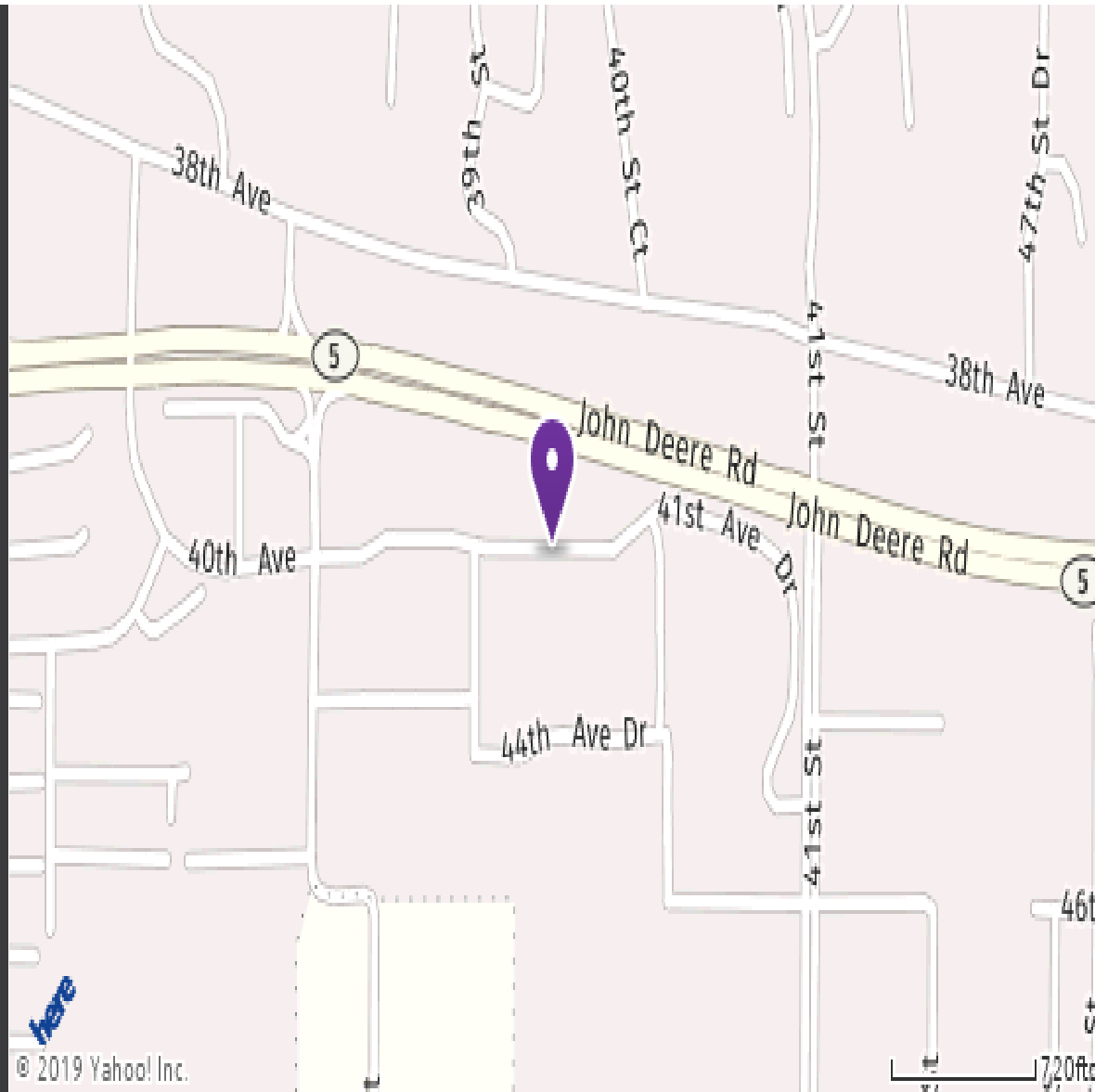
Trailing 12 Months Ending 12/30/2018		
SALES	\$461,711	100.0 %
COGS:	\$164,818	35.6 %
Crew Labor:	\$118,362	25.6 %
GM:	Assume Owner is GM	
Other Store Level Mgmt:		0.0 %
Workers Comp*:		0.0 %
Payroll Taxes*:	\$9,798	2.12 %
R&M:	\$2,985	0.64 %
Non-Ingredient:		0.0 %
Utilities:	\$13,670	3.00 %
Rent:	\$46,846	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:	\$5,316	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.

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1

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12

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Representing Franchisees Across America.
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Reference Sources

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