

Net Lease Investment Team

The Restaurant Experts



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Information is pulled directly from
the May 25, 2018 Hardee's FDD

Estimated Initial Investment			
Type of Expenditure	Develop a Hardee's	Develop a Dual Concept Restaurant	Convert an Existing Hardee's to a Dual Concept
Initial Franchise Fee	\$10,000-\$35,000	\$15,000-\$47,500	-
Opening Training Support Team Fee	\$0-\$10,000	\$0-\$10,000	Variable
Real Property	Variable	Variable	-
Building	\$493,000-\$540,000	\$493,000-\$540,000	-
Site Improvements	\$308,000-\$450,000	\$308,000-\$450,000	\$6,000-\$15,000
Soft Costs	\$83,000-\$100,000	\$83,000-\$100,000	-
Equipment	\$380,000-\$410,000	\$400,000-\$425,000	-
Signage	\$62,000-\$100,000	\$62,000-\$100,000	-
Point of Sale System	\$35,000-\$45,000	\$35,000-\$45,000	-
Initial Training	\$20,000-\$60,000	\$20,000-\$70,000	-
Pre-Opening Costs	\$14,000-\$20,000	\$14,000-\$20,000	-
Miscellaneous Opening Costs	-	-	\$3,800-\$4,600
Opening Inventory	-	-	\$2,500-\$2,700
Additional Funds - 3 months	\$125,000-\$225,000	\$125,000-\$225,000	Variable
Total Estimated Initial Investment	\$1,530,000-\$1,995,000 (does not include real estate costs)	\$1,555,000-\$2,032,500 (does not include real estate costs)	\$36,800-\$67,800

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