

Net Lease Investment Team
The Restaurant Experts



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Information is pulled directly from the March 30, 2017 Pizza Hut FDD

ESTIMATED INITIAL INVESTMENT

Type of Expenditure	New Inline/Endcap "Delco" Delivery/ Carryout Restaurants	New Freestanding "Delco" Delivery/ Carryout Restaurants	New "FCD" Dine-In/Delivery /Carryout Restaurants	New RBD and DBR Dine-in/Delivery/ Carryout Restaurants	Purchase of Existing Restaurant
Initial Franchise Fee	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Development Fee	\$25,000 - \$50,000	\$25,000 - \$50,000	\$25,000 - \$50,000	\$25,000 - \$50,000	\$25,000 - \$50,000
Equipment	\$100,000 - \$175,000	\$125,000 - \$200,000	\$100,000 - \$225,000	\$150,000 - \$450,000	\$125,900 - \$751,300 or more
Opening Inventory	\$4,000 - \$8,000	\$4,000 - \$8,000	\$4,000 - \$8,000	\$4,000 - \$8,000	
Smallwares	\$10,000 - \$18,000	\$15,000 - \$22,000	\$12,000 - \$25,000	\$15,000 - \$50,000	
Building & Site Improvements	\$130,000 - \$210,000	\$340,000 - \$550,000	\$450,000 - \$850,000	\$550,000 - \$1,575,000	
Leasehold Interest	Varies	Varies	Varies	Varies	Varies
Delivery Vehicles	4	4	4	4	
Computers	\$15,000 - \$30,000	\$15,000 - \$30,000	\$15,000 - \$30,000	\$15,000 - \$30,000	\$0 - \$10,000
Computer System Training	\$0 - \$1,500	\$0 - \$1,500	\$0 - \$1,500	\$0 - \$1,500	\$0 - \$1,500
Additional Funds (3months)	\$5,000 - \$21,500	\$5,000 - \$21,500	\$5,000 - \$21,500	\$5,000 - \$21,500	
Miscellaneous	\$10,000 - \$22,000	\$10,000 - \$22,000	\$10,000 - \$22,000	\$10,000 - \$22,000	
Advertising	\$0 - \$10,300	\$0 - \$10,300	\$0 - \$16,500	\$0 - \$16,500	
Start-up "Other"	\$3,000 - \$5,000	\$3,000 - \$5,000	\$3,000 - \$4,000	\$3,000 - \$4,000	
Total	\$327,000 - \$576,300	\$567,000 - \$945,300	\$649,000 - \$1,278,500	\$802,000 - \$2,253,500	\$175,900 - \$837,800 or more

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