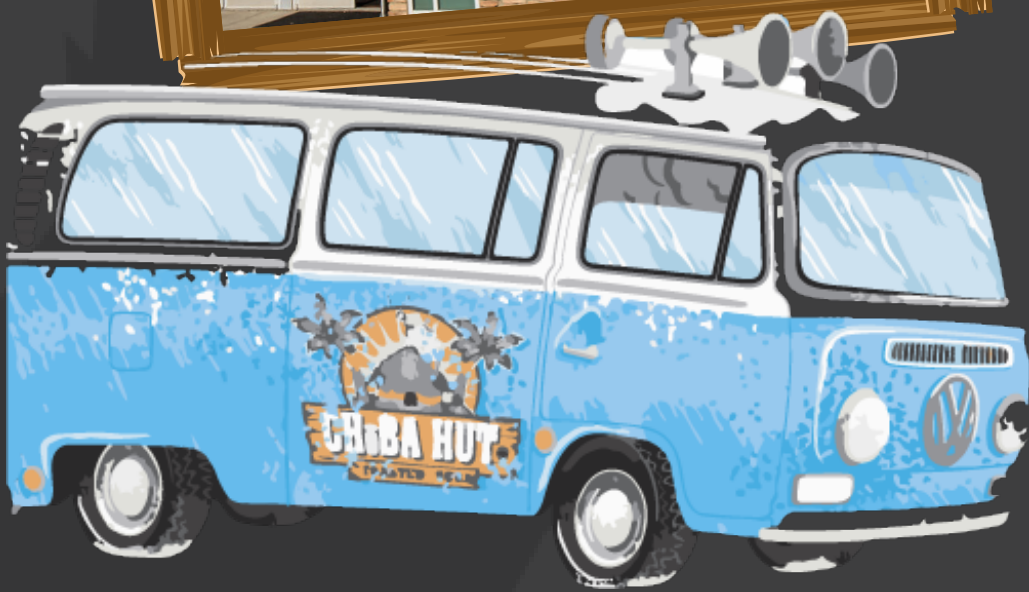


CHēBA HUT

TOASTED SUBS



Real Estate
Requirements



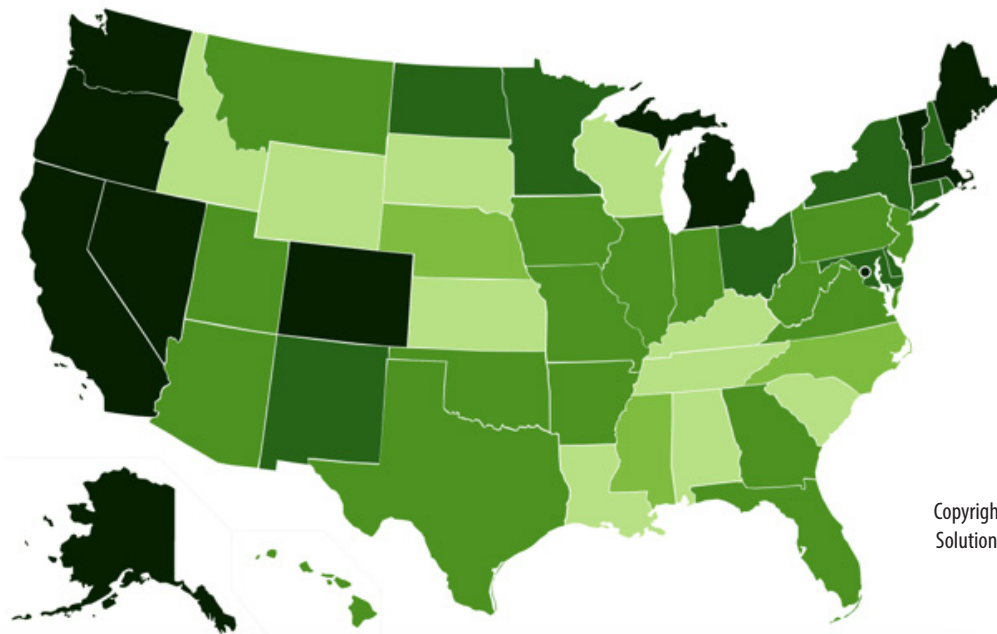
Cheba Hut is a fast casual eatery and bar with a catchy cannabis based theme.

Through the utilization of puns, innuendos, artistic flare, and frankly, cojones, we have earned our reputation as the unicorn among fast casual concepts. Similar to the forefathers of craft beer like Jim Koch of Boston Beer and Larry Bell of Oberon, the founder of Cheba Hut has been recognized for his industry altering creativity years before cannabis was openly embraced.

In 1998, Scott Jennings opened Cheba Hut after graduating from Arizona State University. His priorities were to serve THE best sandwich in the fast casual space, to operate with a theme that was attention-grabbing to his college cronies, and to create an environment where everyone was welcome. Now, with more than 25 huts open and operating and 15-20 stores in development, Scott has proven the scalability of the concept and has transitioned his college-inspired passions into a reputable franchise. The legalization of cannabis across the U.S. has contributed to a markedly larger following.

Legalization of Marijuana in the U.S. – Did you know?!

■ Legalized ■ Medical and decriminalized ■ Medical ■ Decriminalized ■ Fully Illegal



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Beyond our counter-culture, here are some operational attributes that make us memorable:

- We commission local artists to add flare through interior wall murals
- We play music from local musicians
- Our menu and website are full of puns and just plain, funny!
- We have very low turnover and our staff members like to smile
- We'll have 12-30 beers on tap, many of which will be local craft beers
- We'll sell over 100,000 gallons of Kool-Aid in 2019
- Our mixed cereal treats, "munchies" are much better than the average Krispie treat
- We like to locate in the sun – sun makes people happy



Growth Stats:

- 25 stores operating in 7 states
- Average store sales exceed \$1.5M
- 2018 same store sales increased year over year by 30%
- Opened four stores in 2018
- 15 stores are in development, expected to grow by and additional 20 in 2020
- 14 franchisees in the system
- When compared to data provided by FranchiseHelp.com which tracks average ticket sales of fast casual concepts in the US, Cheba Hut exceeds this average by \$1.50 per ticket





Sunshine,
visibility
and patio!

Real Estate Criteria

- 2,000 – 2,600 SF with opportunity for patio
- Highly visible
- Dense commercial trade areas, preferably with night life
- Second generation restaurant preferred
- Permitted to allow sale of beer, wine, liquor
- Sunny side of the street
- 15+ parking spaces unless located in neighborhood with high walk-score
- Grease interceptor
- 400 amp 120/208 volt, 3 phase power
- 1 ½ inch water supply
- 4 inch sewer line
- HVAC 1 ton per two hundred square feet



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