

Angui, Flora (COMM)

From: Theo Henry <THenry@sla.law>
Sent: Wednesday, January 10, 2018 3:46 PM
To: Angui, Flora (COMM)
Subject: File #8322 - Mogavero Investments Deficiency Notification Response
Attachments: 2017 Minnesota Border Magic - Boulder Designs FDD - REDLINE PAGES ONLY - 01102018.pdf

Importance: High

Ms. Angui,

Per our conversation earlier, here are the corrections to the Mogavero Investments, LLC FDD as requested.

Please let me know if you have any other questions!

Regards,

Theodore J. Henry
Legal Strategist
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Franchise, Wills & Trusts & Business Attorneys At Law


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MINNESOTA FRANCHISE DISCLOSURE DOCUMENT

Mogavero Investments, LLC
a Texas limited liability company
2324 N. Robinson Dr.
Waco, TX 76706
Telephone: (877) 892-2954
www.bordermagic.com
www.boulderdesigns.net



I.

BORDER MAGIC® METHOD

The Franchisee who purchases the franchise rights to the Border Magic® Method will own a custom concrete curbing, trim and border business and will be licensed to operate the proprietary BM 2000 curb extruder, use the Border Magic® proprietary installation method and operate the business under the "Border Magic®" name. The Franchisee will sell and install quality custom concrete curbing manufactured with equipment leased and purchased from the Franchisor.

The total investment necessary to begin operation of a Border Magic Single Unit franchised business is \$78,040.00 to \$100,545.00. This includes an Initial Fee of \$28,500.00 to secure your chosen Territory, which also serves as a \$28,500.00 Franchise Agreement Fee that must be paid to Us. The total investment necessary to begin operation of a Border Magic Area Development franchise business consisting of at least one additional Border Magic business is ~~\$89,797~~8,040.00 to \$112,295.00. This includes the Initial Fee for the first unit and the 50% payment of all additional Initial Fees that must be paid to Us at the time You sign the initial Franchise Agreement.

II.

BOULDER DESIGNS® METHOD

The Franchisee who purchases the franchise rights to the Boulder Designs® Method will own a custom Boulder Designs® business and will be licensed to operate the proprietary custom stone business, utilize the Boulder Designs® proprietary installation method and operate the business under the "Boulder Designs®" name.

The total investment necessary to begin operation of a Boulder Designs Single Unit franchised business is \$86,495.00 to \$109,500.00. This includes an Initial Fee of \$33,500.00 to secure your chosen Territory. This includes a \$33,500 Preliminary Agreement (\$33,500) Preliminary Agreement Fee that must be paid to Us. If an additional franchise is purchased,

there is a \$5,000 discount off of Initial Fee making the price of the second franchise \$28,500.00. The total investment necessary to begin operation of a Boulder Designs Area Development franchise business is \$114,995.00 to \$138,000.00. This includes the Initial Fee for the first unit and the 50% payment of all additional Initial Fees that must be paid to Us at the time You sign the initial Franchise Agreement.

This Federal disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar-days before you sign a binding agreement with, or pay any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Mogavero Investments, LLC, 2324 N. Robinson Drive, Waco TX 76706

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read your entire contract carefully.

Show your contract and this disclosure document to an advisor, such as a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as "[A Consumer's Guide to Buying a Franchise](#)," which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1-877-FTC-HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

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