

## FRANCHISE DISCLOSURE DOCUMENT



**Alamo Intermediate II Holdings, LLC**  
a Delaware limited liability company  
3908 Avenue B  
Austin, Texas 78751  
(512) 861-7000  
[www.draffhouse.com](http://www.draffhouse.com)  
[legal@draffhouse.com](mailto:legal@draffhouse.com)

The franchise offered is a theater/restaurant concept combining first-run movies with in-theater food and beverage service (“Venue”).

The total investment necessary to begin operation of a new build Alamo Draffhouse Cinemas franchised venue where you own the land and building ranges from \$13,360,166 to \$16,092,868, exclusive of any land purchase or land carrying costs. The total investment necessary to begin operation of a new build Alamo Draffhouse Cinemas franchised venue where you lease the building ranges from \$5,360,166 to \$8,092,868, exclusive of any land purchase or land carrying costs. The total investment necessary to begin operation of a conversion Alamo Draffhouse Cinemas franchised venue where you lease the building ranges from \$5,078,133 to \$8,174,684, exclusive of any land purchase or land carrying costs. In all three cases, this includes \$197,500 to \$242,500 that must be paid to the franchisor or affiliate as an initial franchise fee, design/PIP review fees, initial training fees and reimbursement for opening assistance costs.

This 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 make 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 Attn: Legal, 3908 Avenue B, Austin, Texas 78751, (512) 861-7095, [legal@draffhouse.com](mailto:legal@draffhouse.com).

The terms of your contract will govern your franchise relationship. Do not rely on this Disclosure Document alone to understand your contract. Read all of your contract carefully. Show your contract and this Disclosure Document to an advisor, like 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](http://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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