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FRANCHISE DISCLOSURE DOCUMENT

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BOCONCEPT FRANCHISE, INC
142A LeFante Way
Bayonne, New Jersey 07002
(201) 433-4461
www.boconcept.us

DEPARTMENT OF
BUSINESS OVERSIGHT
SAN FRANCISCO



The franchise offered is for the business of selling retail furniture and related products, under the name of BoConcept® and which is owned by BOCONCEPT FRANCHISE, INC and its affiliated companies. The initial entrance or franchise fee is \$30,000.00 for a franchise, as described in Items 5 and 6. The amount of the franchise fee may vary dependent upon the location of a franchise and the number of franchises purchased. The total investment necessary to begin operation of a BoConcept Franchise, Inc., franchised business is between \$375,612.00 to \$789,212.00, dependent upon the size and location of each store. This includes \$30,000.00 franchise fee and between \$95,000.00 and \$160,000.00 for initial inventory including accessories and furniture product displays, and between \$15,000.00 and \$30,000.00 for store Buildout/shopfitter, and an initial fee of \$2,023.00 for AXAPTA (inventory, sales, delivery software) and User license of \$7,689.00, that must be paid to the franchisor or its affiliates as the initial fees described in Item 7.

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.**

The terms of your contract will govern your franchise relationship. Don't rely on the 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 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.

Issuance Date September 1, 2016

STATE COVER PAGE-BOCONCEPT FRANCHISE, INC

Your state may have a franchise, business opportunity or other law that requires a franchisor to register or file with a state franchise administrator or other agency before offering or selling in your state. REGISTRATION OR ACCEPTANCE OF A FILING OF A FRANCHISE OR A BUSINESS OPPORTUNITY BY A STATE DOES NOT MEAN THAT THE STATE HAS REVIEWED OR RECOMMENDS, APPROVES OR ENDORSES THE FRANCHISE OR BUSINESS OPPORTUNITY, OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT. If you have any questions about this investment, see an attorney before you sign any contract or agreement and call the state franchise administrator listed in Exhibit C for information about the franchisor or about franchising in your state.

MANY FRANCHISE AGREEMENTS DO NOT ALLOW YOU TO RENEW UNCONDITIONALLY AFTER THE INITIAL TERM EXPIRES. YOU MAY HAVE TO SIGN A NEW AGREEMENT WITH DIFFERENT TERMS AND CONDITIONS IN ORDER TO CONTINUE TO OPERATE YOUR BUSINESS. BEFORE YOU BUY, CONSIDER WHAT RIGHTS YOU HAVE TO RENEW YOUR FRANCHISE, IF ANY AND WHAT TERMS YOU MIGHT HAVE TO ACCEPT IN ORDER TO RENEW.

Please consider the following RISK FACTORS before you buy this franchise.

1 THE FRANCHISE AGREEMENT PERMITS THE FRANCHISEE TO SUE OR ARBITRATE WITH COMPANY ONLY IN KANSAS* OUT OF STATE LITIGATION OR ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO LITIGATE OR ARBITRATE IN KANSAS THAN IN YOUR HOME STATE. HOWEVER, THE FRANCHISEE CAN FILE A CIVIL LAWSUIT IN THEIR HOME STATE ALLEGING A VIOLATION OF SUCH STATES FRANCHISE LAW. *Illinois allows Illinois franchisees to sue or arbitrate in Illinois.

2 THE FRANCHISE AGREEMENT STATES THAT KANSAS LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS TO SEE IF YOU'RE STATE REQUIRES THAT YOUR STATE LAW GOVERNS THIS AGREEMENT. (State Administrators are listed on Exhibit C)

3 SINCE ITS INCEPTION, THE FRANCHISOR HAS NET OPERATING LOSS CARRYFORWARD OF \$278,407.00 AND AS OF FISCAL YEAR, END 4-30-16 FRANCHISOR HAS A POSITIVE NET WORTH OF \$100,973.00. THE FINANCIAL STATEMENTS AS OF APRIL 30, 2016 HAVE BEEN PREPARED ASSUMING THE COMPANY WILL CONTINUE AS A GOING CONCERN.

4 THE FRANCHISEE'S SPOUSE MUST SIGN A PERSONAL GUARANTY MAKING SUCH SPOUSE JOINTLY AND SEVERALLY LIABLE FOR THE OBLIGATIONS UNDER THE FRANCHISE AGREEMENT WHICH ALSO PLACES THE SPOUSES PERSONAL ASSETS AT RISK.

5 WE USE THE SERVICES OF A FRANCHISE BROKER OR REFERRAL SOURCE NAMED FRANCHOICE, INC., OF MINNESOTA, TO ASSIST US IN SELLING OUR FRANCHISE. A FRANCHISE BROKER OR REFERRAL SOURCE REPRESENTS US, NOT YOU. WE PAY THEM A FEE FOR SELLING OUR FRANCHISE OR REFERRING YOU TO US. YOU SHOULD BE SURE TO DO YOUR OWN INVESTIGATION OF THE FRANCHISE.

THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

Information about comparisons of franchisors is available. Call the Federal Trade Commission at (202) 326-2222, the state administrators listed on Exhibit C, or your public library for sources of information. If you learn that anything in this disclosure document is untrue, contact the Federal Trade Commission listed above and the state administrator listed above.

Effective Dates: California pending, Florida to 8-15-17, Illinois to 12-24-16, Indiana to 10-5-16, Michigan to 9-24-17, New York to 12-30-16, North Carolina to 10-5-16, Utah to 8-28-17, Virginia to 8-31-17, Washington State to 2-22-17, Wisconsin to 8-25-17.

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EXHIBITS

Exhibit A	Audited Financial Statements as of April 30, 2014, April 30, 2015 & April 30, 2016 and internal unaudited verified information as of August 31, 2016
Exhibit B	Franchise Agreement and Appendices 2, 3, 4, 6 & 7
Exhibit C	List of Agents for Service of Process and State Administrators
Exhibit D	Letter of Intent
Exhibit E	Listing and contact information of current franchisees
Exhibit F	State Addendums (California, Illinois, North Carolina, Virginia, Washington St)
Exhibit G	Separate Security Agreement
Exhibit H	Budget template (optional)

ACKNOWLEDGMENTS

ACKNOWLEDGMENT OF RECEIPT OF FRANCHISE-RELATED DOCUMENTS
 ACKNOWLEDGMENT OF RECEIPT OF THE BOCONCEPT® FRANCHISE DISCLOSURE
 DOCUMENT

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