





**FRANCHISE DISCLOSURE DOCUMENT**

**Burger 21 International, Inc.**  
a Florida corporation  
8810 Twin Lakes Boulevard  
Tampa, Florida 33614  
(813) 327-7870  
info@burger21.com  
www.burger21.com  
www.burger21franchise.com

The franchise offered is for the operation of a fast casual, better burger concept, that serves lunch and dinner and features 21 chef inspired burgers, plus hot dogs, salads, fries, signature shakes, desserts, a sauce bar, beer and wine and more (a “**BURGER 21<sup>®</sup> Restaurant**” or “**Restaurant**”).

The total investment necessary to begin operation of a BURGER 21<sup>®</sup> Restaurant ranges from \$413,141 to \$1,055,496. These totals include an initial franchise fee ranging from \$27,000 to \$40,000 that must be paid to us. The estimated initial investment for an area development program ranges from \$433,141 to \$1,145,496 (based on a Development Fee for 2 to 7 Restaurants). Under the Area Development Program, the Development Fee paid at the time you sign the Development Agreement equals ½ the initial franchise fee times the number of Restaurants after the first Restaurant you are scheduled to develop. In addition to the Development Fee, you would also incur the total initial investment for each Restaurant that you open under the Development Agreement.

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 Jim Sullivan, Vice President, Burger 21 International, Inc., Restaurant Support Center, 8810 Twin Lakes Boulevard, Tampa, Florida 33614, (813) 327-7870.

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, DC 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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