

FRANCHISE DISCLOSURE DOCUMENT

Cabin Coffee Franchising, Inc.
303 Main Avenue
Clear Lake, IA 50428
641.357.6500

Cabin Coffee Co.®

The franchisee will operate a “Cabin Coffee Co.” artifact-themed coffee café and restaurant operation that specializes in the preparation and merchandising of specialty coffees and coffee blends, other blended soft drinks, baked goods, soups, sandwiches, salads and other related food items.

The total investment necessary to begin operation of a Cabin Coffee Co. is from \$250,000 to \$935,000. This includes \$45,000 - \$55,000 that must be paid to Cabin Coffee Franchising Inc.

The disclosure document summarized 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 14 calendar days before you sign a binding agreement with, or make any payment to Cabin Coffee Franchising Inc. or an affiliate in connection with the proposed franchise sale or grant. **Note, however, that no government 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 Cabin Coffee Franchising Inc. at 303 Main Avenue, Clear Lake, IA 50428, Telephone 641.425.0431.

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, 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 for additional information. Call your state agency or visit your public library for other sources of information on franchising.

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

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The Franchisee will establish and operate a single retail sales location specializing in the sale of specialty coffees and food items in an artifact-themed coffee bar under the trademark Cabin Coffee Co.®

The initial franchise fee for a franchise is \$45,000 - \$55,000. The estimated initial investment required, including the initial franchise fee, ranges from approximately \$225,000 to \$935,000 for a Cabin Coffee bar.

Risk Factors:

YOU MAY NOT BE INVOLVED IN A CLASS ACTION LAWSUIT IN WHICH WE ARE NAMED AS A DEFENDANT.

THERE MAY BE OTHER RISK FACTORS CONCERNING THIS FRANCHISE.

Information about comparisons of franchisors is available. Call the state administrators listed in Exhibit F or your public library for sources of information.

Registration of this franchise with the state does not mean that the state recommends it or has verified the information in this disclosure document. If you learn that anything in this disclosure document is untrue, contact the Federal Trade Commission and/or the state agency listed on Exhibit F.

Effective date: January 1, 2017

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