

**FRANCHISE DISCLOSURE DOCUMENT**

CamiCakes Cupcakes Franchise, LLC  
A Georgia Limited Liability  
1201 West Lane NW  
Atlanta, Georgia 30318  
Phone: 404-350-2264

[franchise@CamiCakes.com](mailto:franchise@CamiCakes.com) / [www.CamiCakes.com](http://www.CamiCakes.com)

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Department of  
Business Oversight

As a franchisee, you operate a “CamiCakes Cupcakes<sup>®</sup>” Bakeshop that offers: direct to consumer specialty cupcakes. These cakes are delivered to recipients’ doors for same day delivery (locally) and next day shipping (nationwide).

The total investment necessary to begin operation of a CamiCakes Cupcakes<sup>®</sup> franchised business is from \$118,000 to \$302,000. This includes \$40,000 initial franchise fee payable to CamiCakes Franchise, LLC for one (1) Franchised Bakeshop, \$35,000 for a second Franchised Bakeshop, and \$33,000 for each additional Franchised Bakeshop, purchased simultaneously, that must be paid to Franchisor. U.S. Armed Forces Veterans receive \$5,000 off on the purchase of the first Franchised Bakeshop.

We also offer a small retail outlet in kiosk form, if you already have a CamiCakes Cupcakes<sup>®</sup> Bakeshop. The total investment necessary for each kiosk is from \$77,800 to \$143,600. This includes \$25,000 franchise fee, payable to CamiCakes Franchising, LLC for one such franchise, \$22,000 for a second such franchise, and \$20,000 for each additional unit.

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, Franchisor or an affiliate in connection with the proposed franchise sale. **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 the Franchise Administration Department of CamiCakes Cupcakes Franchise, LLC, at 1201 West Lane NW, Atlanta, Georgia 30318, phone number 404-350-2264

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 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, DC 20580. You can also visit the FTC’s home page at [www.ftc.gov](http://www.ftc.gov) for additional information on franchising. Call your state agency or visit your public library for other sources of information on franchising.

We may use the services of one or more Franchise Brokers or referral sources to assist us in selling our franchise. A franchise broker or referral source represents us, not you. We pay this person 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 also be laws on franchising in your state. Ask your state agencies about them.

ISSUANCE DATE: FEBRUARY 27, 2019



## STATE COVER PAGE

Your state may have a franchise law that requires a franchisor to register or file with a state franchise administrator before offering or selling in your state. REGISTRATION OF A FRANCHISE BY A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS THE FRANCHISE OR HAS VERIFIED THE INFORMATION IN THIS DISCLOSURE DOCUMENT.

Call the state franchise administrator listed in Exhibit A for information about 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 REQUIRES YOU TO RESOLVE DISPUTES WITH US BY ARBITRATION ONLY IN GEORGIA. OUT-OF-STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST YOU MORE TO ARBITRATE WITH US IN GEORGIA THAN IN YOUR OWN STATE.
2. THE FRANCHISE AGREEMENT PROVIDES THAT GEORGIA LAW GOVERNS THE AGREEMENT, AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTION AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
3. THIS IS A DEVELOPMENT STAGE COMPANY WHICH MAY ENTAIL ADDITIONAL RISK OF FINANCIAL LOSS. THE FRANCHISOR WAS FORMED IN AUGUST 2018, AND HAS LITTLE OPERATING HISTORY OR RECORD OF PERFORMANCE. A PROSPECTIVE FRANCHISEE WOULD TAKE THESE FACTORS INTO CONSIDERATION WHEN DECIDING WHETHER TO PURCHASE A FRANCHISE.
4. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

State laws may supersede certain provisions of this Franchise Agreement. Certain states require the superseding provisions to appear in the State Addenda listed as Exhibit F to this Disclosure Document and Franchise Agreement. You may want to investigate whether you are protected by state law.

Effective Date: (in non-registration states; see the following page for the effective date, if any, in each registration state)

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