

# FRANCHISE DISCLOSURE DOCUMENT

M & T Pizza Incorporated  
680 East Seventh Street  
St. Paul, MN 55106  
Telephone: (651) 771-5553  
Website: [CarbonesPizzeria.com](http://CarbonesPizzeria.com)



M & T Pizza Incorporated (the “Franchisor”) is offering franchises under which the Franchisee will own and operate restaurants which specialize in serving pizza and related foods and beverages. The franchise business will be operated using the trademark and name shown above.

M & T Pizza franchises the right to operate retail restaurants under the trade names “Carbone’s Pizza” and “Carbone’s Pizzeria.” The restaurants feature pizza and offer related foods and beverages. Most of M & T Pizza ‘s franchises are involved in serving pizza for consumption on the premises and also making it available on a take-out basis. Some of the franchises offer pizza delivery services.

M & T Pizza does not directly operate any restaurants but it sells pizza materials to its franchisees.

M & T Pizza has been offering Carbone’s Pizza and Carbone’s Pizzeria franchises for more than 50 years. M & T Pizza relies on the expertise and experience of its shareholder,

Thomas M. Carbone, who has stepped into the role of his father Thomas A. Carbone, who passed away in December 2017. Thomas M. Carbone worked closely with his father in the years preceding his death and is positioned to offer great continuity to the transaction and leadership.

- (1) The total investment necessary to begin operation of a Carbone Pizza franchise ranges between \$79,000.00 to \$140,500.00. This includes \$5,000 that must be paid to the franchisor or affiliate.
- (2) 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 fourteen (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.**
- (3) 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 an accountant.
- (4) 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.
- (5) There may also be laws on franchising in your state. Ask your state agencies about them.
- (6) The issuance date: May 15, 2020.

## How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

| <b>QUESTION</b>  | <b>WHERE TO FIND INFORMATION</b>  |
|--|---|
| <b>How much can I earn?</b>  | Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or Exhibit C. |
| <b>How much will I need to invest?</b>   | Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor's direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.  |
| <b>Does the franchisor have the financial ability to provide support to my business?</b> | Item 21 or Exhibit B includes financial statements. Review these statements carefully.  |
| <b>Is the franchise system stable, growing, or shrinking?</b>                            | Item 20 summarizes the recent history of the number of company-owned and franchised outlets.  |
| <b>Will my business be the only Carbone's Pizza business in my area?</b>                 | Item 12 and the "territory" provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.   |
| <b>Does the franchisor have a troubled legal history?</b>                                | Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.  |
| <b>What's it like to be an M&amp;T Pizza, Incorporated franchisee?</b>                   | Item 20 or Exhibit C lists current and former franchisees. You can contact them to ask about their experiences.   |
| <b>What else should I know?</b>  | These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.   |

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