



**FRANCHISE DISCLOSURE DOCUMENT**

ISSUANCE DATE: MARCH 23, 2023

**CINNABON FRANCHISOR SPV LLC**  
**A Delaware limited liability company**  
**5620 Glenridge Drive NE, Atlanta, Georgia 30342**  
**(404) 255-3250**  
**requests@cinnabon.com**  
**www.cinnabon.com**

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You will operate a Cinnabon® retail bakery (a “**Bakery**”). Bakeries are retail stores that sell fresh baked cinnamon rolls and related products. There are six types of Bakeries: a Full Bakery, an Express Bakery, a Concession Bakery, an Auntie Anne’s Co-Branded Bakery, a Carvel Co-Branded Bakery, and a Swirl Bakery (each term is defined in Item 1).

The total investment necessary to begin operation of a Full Bakery franchise ranges from \$232,400 to \$621,400 in a Traditional Location and from \$155,400 to \$544,200 in a Non-Traditional Location. This includes \$30,500 to \$34,000 that must be paid to us or our affiliates. The total investment necessary to begin operation of an Express Bakery ranges from \$22,800 to \$48,100 in a new Schlotzsky’s® restaurant and from \$60,300 to \$162,450 in any other location. This includes \$8,500 to \$10,000 that must be paid to us or our affiliates. The total estimated investment necessary to begin operation of a Concession Bakery ranges between \$109,200 and \$284,100. This includes \$5,500 to \$7,000 that must be paid to us or our affiliates. The total investment necessary to begin operation of an Auntie Anne’s Co-Branded Bakery is \$352,075 to \$879,400. This includes \$66,000 to \$69,500 that must be paid to us or our affiliates. The total investment necessary to begin operation of a Carvel Co-Branded Bakery or a Swirl Bakery is \$431,200 to \$883,900. This includes \$61,000 to \$66,500 that must be paid to us or our affiliates.

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 our sales department at 5620 Glenridge Drive NE, Atlanta, Georgia 30342 and 1-800-227-8353 or requests@cinnabon.com.

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.

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 (“**FTC**”). 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.

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

The issuance date of this Franchise Disclosure Document is March 23, 2023.

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