

FRANCHISE DISCLOSURE DOCUMENT



CoreLife Eatery Franchisor, LLC
A New York Limited Liability Company
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CoreLife Eatery restaurants feature assembly line style build-your-own green, grain and bone broth bowls that are made to order and related food and drink items (“CoreLife Eateries”). We offer area development franchises (“Area Development Franchises”) for the rights to open multiple CoreLife Eateries in a designated area. Area developers sign individual franchise agreements for each CoreLife Eatery. We primarily offer Area Development Franchises but we may also offer single CoreLife Eatery franchises in certain situations (such as non-traditional locations).

The estimated total investment necessary to begin operation of a single CoreLife Eatery franchised business is between \$770,200 and \$1,039,700, excluding land. This includes between \$58,000 and \$64,000 that must be paid to the franchisor or its affiliate(s). The total investment necessary for an Area Development Franchise includes the investment necessary to begin operation of one CoreLife Eatery franchised business, plus a development fee of \$17,500 multiplied by the number of CoreLife Eateries (excluding the first CoreLife Eatery) which you must open. The estimated total investment necessary to begin operation of a CoreLife Area Development Franchise is between \$2,290,600 and \$20,461,500. This includes between \$154,000 and \$947,500 that must be paid to the franchisor or its affiliate(s). The low estimate includes the development fee if you elect to open three CoreLife Eatery franchised businesses; the high estimate includes the development fee if you elect to open 20 CoreLife Eatery franchised businesses.

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 disclosure in different formats, contact our Franchise Development Department at 33 Lewis Road, Binghamton, New York 13905 or call 855-267-3543.

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 an attorney 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, D.C. 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 also be laws on franchising in your state. Ask your state agencies about them.

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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:

| QUESTION | WHERE TO FIND INFORMATION |
|--|---|
| How much can I earn? | 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 E. |
| How much will I need to invest? | 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. |
| Does the franchisor have the financial ability to provide support to my business? | Item 21 or Exhibit B includes financial statements. Review these statements carefully. |
| Is the franchise system stable, growing, or shrinking? | Item 20 summarizes the recent history of the number of company-owned and franchised outlets. |
| Will my business be the only CoreLife Eatery business in my area? | Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you. |
| Does the franchisor have a troubled legal history? | Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings. |
| What’s it like to be a CoreLife Eatery franchisee? | Item 20 or Exhibit E lists current and former franchisees. You can contact them to ask about their experiences. |
| What else should I know? | 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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