



FRANCHISE DISCLOSURE DOCUMENT

GRANDSTAY HOSPITALITY, LLC
a Minnesota limited liability company
1822 Buerkle Rd.
White Bear Lake, MN 55110
(320) 202-7744
jonk@grandstayhospitality.com
grandstayhospitality.com

We offer franchises for three different types of properties: GrandStay Residential Suites Hotels, GrandStay conference centers and GrandStay Hotel & Suites properties. GrandStay Residential Suites Hotels specialize in taking care of the needs of guests requiring extended-stay accommodations and offer studio and one and two bedroom suites featuring separate living and sleeping areas with fully equipped kitchens. GrandStay conference centers feature a full conference center attached to the property and a variety of room choices, including both short-term and extended-stay suites. GrandStay Hotel & Suites properties offer a wide variety of guest rooms including extended-stay suites with full kitchens.

The total investment necessary to begin operation of a new build GrandStay hotel, other than a GrandStay conference center property, is \$5,038,400 to \$10,090,200 and \$124,900 to \$1,021,200 for a conversion property. The total investment necessary to begin operation of a new build GrandStay conference center is \$306,400 to \$2,300,200 and \$117,900 to \$541,200 for a conversion property. In all cases, this includes \$35,000 that must be paid to the Franchisor.

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, GrandStay Hospitality, LLC in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this Disclosure 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 Jon Kennedy at the address and telephone number above.

The terms of your contract will govern your franchise relationship. Do not 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, DC 20580. You

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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.

Issuance Date: March 24, 2021.

GrandStay Hospitality, LLC

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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.
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 GrandStay 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 GrandStay franchisee?	Item 20 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.

This is a document preview downloaded from FranchisePanda.com. The full document is available for free by visiting: <https://franchisepanda.com/franchises/grandstay>