



## FRANCHISE DISCLOSURE DOCUMENT

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GAC Franchising, LLC  
A Delaware limited liability company  
9720 Wilshire Boulevard Suite 500  
Beverly Hills, California, (310) 319-1850  
Info@fatbrands.com  
[www.greatamericancookies.com](http://www.greatamericancookies.com)



GAC Franchising, LLC offers franchises for the operation of retail stores selling cookies, brownies and related food items and beverages under the GREAT AMERICAN COOKIES mark (“Stores”).

The total investment necessary to begin operation of a GREAT AMERICAN COOKIES franchise is \$277,400 to \$403,150 for a Traditional Store; \$180,700 to \$318,150 for a Non-Traditional Store; \$95,250 to \$193,144 for a Satellite; and \$390,285 to \$513,935 for a GREAT AMERICAN COOKIES-MARBLE SLAB CREAMERY Co-Brand Store. This includes \$20,000 to \$50,000 that must be paid to us or our affiliates.

The total investment necessary to begin operation of a GREAT AMERICAN COOKIES Area Development franchise is \$35,000 and up. This includes \$35,000 or more that must be paid to us or our affiliates. You must purchase a minimum of 3 Stores under the Area Development Agreement.

This Franchise Disclosure Document (“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 Warren Christiansen, 310-319-1850, 9720 Wilshire Blvd. Suite 500, Beverly Hills, California 90212.

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

Issuance Date: **June 16, 2022 as amended October 20, 2022.**

## 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
<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 H.
<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 discretion. 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 I include 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 Great American Cookies 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 franchise 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 a Great American Cookies franchisee?</b>	Item 20 or Exhibit H 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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