
FRANCHISE DISCLOSURE DOCUMENT

Department of
Business Oversight

APR - 3 2017

Sacramento Office



KEP FORTUNE LLC

A Delaware Limited Liability Company
1521 Concord Pike, Suite 301, Wilmington, DE 19803
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www.KleinEpsteinParker.com

The franchise offered is for the establishment of a state-of-the-art, awarded industry defining Made to Measure Fashion store, designed to allow the consumer to customize an outfit consisting primarily of Suits, Tuxedos, Jackets, Pants, Shirts and ready to wear fashion and accessories. The store concept caters to a fashionable demographic, with a sense of style that is both expressive and professional. However, KLEIN EPSTEIN & PARKER® is not exclusively only for fashion-focused clients. Based on the made to measure flexibility men of all sensibilities, demographic and income bracket shop with KLEIN EPSTEIN & PARKER®. Clients include men within the fields of advertising, marketing, real estate, entertainment, management, law and more.

The estimated total investment necessary to begin operations of a KLEIN EPSTEIN & PARKER® franchise is \$157,700 to \$262,800. This includes the \$49,000 franchise fee that must be paid to the franchisor or affiliate.

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 or grant. **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 Jeroen Bik, 1521 Concord Pike, Suite 301, Wilmington, DE 19803 (424) 777-0709 OR (424) 202-2448.

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, such as 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 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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STATE COVER PAGE

Your state may have a franchise law that requires a franchisor to register or file with a state franchise administrator before offering or selling in your state **REGISTRATION OF A FRANCHISE BY A STATE DOES NOT MEAN THAT THE STATE RECOMMENDS THE FRANCHISE OR HAS VERIFIED THE INFORMATION IN THE DISCLOSURE DOCUMENT**

Call the state franchise administrator listed in Exhibit A for information about the franchisor, or about franchising in your state

MANY FRANCHISE AGREEMENTS DO NOT ALLOW YOU TO RENEW UNCONDITIONALLY AFTER THE INITIAL TERM EXPIRES YOU MAY HAVE TO SIGN A NEW AGREEMENT WITH DIFFERENT TERMS AND CONDITIONS IN ORDER TO CONTINUE TO OPERATE YOUR BUSINESS BEFORE YOU BUY, CONSIDER WHAT RIGHTS YOU HAVE TO RENEW YOUR FRANCHISE, IF ANY, AND WHAT TERMS YOU MIGHT HAVE TO ACCEPT IN ORDER TO RENEW

Please consider the following Risk Factors before you buy this franchise

1 THE FRANCHISE AGREEMENT STATES THAT CALIFORNIA LAW GOVERNS THE AGREEMENT, AND CALIFORNIA LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS YOUR STATE'S LAW YOU MAY WANT TO COMPARE THESE LAWS

2 THE FRANCHISE AGREEMENT REQUIRES THAT IMMEDIATE ADULT (OVER THE AGE OF 18) FAMILY MEMBERS OF THE FRANCHISEE MUST SIGN THE NONDISCLOSURE AND NON-COMPETITION AGREEMENTS WHICH MAY PLACE THEIR PERSONAL ASSETS AT RISK

3 WE ARE A DEVELOPMENT STAGE COMPANY FRANCHISEE WILL BE REQUIRED TOMAKE AN ESIMATED INITIAL INVESTMENT RANGING FROM \$154,617 to \$260,647 THIS AMOUNT EXCEEDS THE FRANCHISOR'S STOCKHOLDERS EQUITY AS OF DECEMBER 31, 2015, WHICH IS (\$66,915)

4 THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE

The following chart lists states that require this disclosure document be registered or filed with the state or be exempt from registration In these states, the effective date of this disclosure document is as follows

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