



FRANCHISE DISCLOSURE DOCUMENT

Issued December 1, 2013

**LEXINGTON FRANCHISING, INC.
(A Florida corporation)
3300 N. University Drive, Suite 500
Coral Springs, Florida 33065
Telephone Number: 954-575-2668
www.JoinLexington.com
development@joinlexington.com**

LEXINGTONSM

by Vantage

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Lexington Franchising, Inc. offers franchises for the operation of midscale and upper midscale lodging facilities in the select-service and full-service segments, under the trademark Lexington® and certain other proprietary marks. Full service properties operate under the Lexington Hotel name; select service properties operate under the Lexington Inn name. The franchise concept allows experienced, professional hotel operators greater autonomy in their operations than conventional hotel franchises, with typically lower franchise fees and more flexible contracts, while also providing more reasonable brand standards, as well as “a Voice and a Vote” in many of the brand’s policies and directions. Because all Lexington franchisees must be experienced in the industry (or must have engaged an experience hotel management company on their behalf) and must have qualified professional hotel management on site, we are able to focus our resources on assisting them in areas such as group sales, travel industry sales, and revenue management, while maintaining a relatively low fee schedule.

The total investment necessary to begin operation of a Lexington franchise is expected to be \$127,950 to \$718,000, assuming new construction is not involved (i.e., the lodging facility already exists and is either unaffiliated with a brand or is converting from another brand). If the intended Lexington franchise will be new construction, the initial investment is expected to be \$6,109,950 to \$11,344,750, excluding site acquisition and preparation. These estimates include the \$18,000 to \$40,000 that must be paid to one of our affiliates or us, assuming a 100-room Lexington Inn or Lexington Hotel.

This disclosure document summarizes certain provisions of your franchise agreement (which we call a Membership Agreement) and other information in plain English. Please 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. **Please 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, please contact the Development

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