


NATIONAL PROPERTY INSPECTIONS, INC.

**A Nebraska Corporation
9375 Burt Street, Suite 201
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1-800-333-9807**

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As a National Property Inspections franchisee, you will provide residential and commercial inspection services to prospective real estate buyers, lenders, insurance companies and other interested parties. When you purchase our franchise system, we teach you how to build, operate and grow your inspection business. We provide you with technical training in a building's electrical, mechanical, plumbing and structural systems, training in sales and marketing, as well as the inspection tools, computer and equipment you need to start your business.

The total investment needed to begin operation of a National Property Inspections franchise is \$40,750 - \$43,000. This includes the \$34,900 franchise fee that must be paid to the franchisor or affiliate.

We know that the geographic size of your territory is less important than the number of inspection opportunities it contains. Our territories are based on a combination of demographic factors which include housing units and real estate transactions, real estate agents, and population.

Each National Property Inspections franchise is given a protected, exclusive territory. As a result, our franchisees are neighbors, friends and colleagues, not competition. We encourage our network of owners to proactively support each other by sharing marketing initiatives in adjacent territories, partaking in continuing education opportunities, and participating in a variety of support activities such as our annual conference.

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. If you learn that anything in this offering circular is untrue, contact the Federal Trade Commission.

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 National Property Inspections, Inc., 9375 Burt Street, Suite 201 Omaha, NE 68114, 1.800.333.9807.

The terms of your contract will govern your franchise relationship. Don't rely on the Disclosure Document alone to understand your contract. You should read your entire contract carefully, and 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 can also visit the FTC's home page at www.ftc.gov for additional information. Call your state agency, **SEE EXHIBIT D**, 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: June 2021

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?	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 National Property Inspection 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 National Property Inspection 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.

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