

## FRANCHISE DISCLOSURE DOCUMENT

**BLACKLINED**

Park Hospitality LLC  
A Delaware Limited Liability Company  
701 Carlson Parkway, Suite 300, MS 4001  
Minneapolis, Minnesota 55305-8254  
Telephone: 1-800-336-3301  
[www.parkinn.com](http://www.parkinn.com)



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**RESIDENCES**

The franchise offered is for the right to operate a hotel that provides lodging services to the public under the names “Park Inn®” or “Park Inn by Radisson” (collectively referred to in this document as “Park Inn®”) or “Park Inn by Radisson Residences” (referred to in this document as “Park Inn Residences”).

The total investment necessary to begin operation of a Park Inn® Hotel, with no more than 125 rooms but with food and beverage, ranges from ~~\$3,691,744~~3,692,674 to ~~\$20,921,906~~20,934,027 but excludes the cost of real estate. This includes ~~\$53,520~~85,869 to ~~\$261,865~~302,069 that must be paid to the franchisor or its affiliates. The total investment necessary to begin operation of a Park Inn Residences Hotel, with no more than 125 rooms but with food and beverage, ranges from \$3,942,674 to \$20,934,027 but excludes the cost of real estate. This includes \$85,869 to \$302,069 that must be paid to the franchisor or its affiliates

This Disclosure Document summarizes certain provisions of your License 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, us or an affiliate in connection with the proposed franchise sale or grant. **Note, however, that no government 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 Franchise Development at 701 Carlson Parkway, Suite 300, MS 4001, Minneapolis, Minnesota 55305 and 1-800-336-3301.

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 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, DC 20580. You can also visit the FTC's home page at [www.ftc.gov](http://www.ftc.gov) for additional information on franchising.

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

Issuance Date: March ~~28<sup>27</sup>, 2019, as amended December 2, 2019~~2020.

**STATE COVER PAGE**

**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:

<b><u>QUESTION</u></b>	<b><u>WHERE TO FIND INFORMATION</u></b>
<b><u>How much can I earn?</u></b>	<u>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 Exhibits D and E.</u>
<b><u>How much will I need to invest?</u></b>	<u>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.</u>
<b><u>Does the franchisor have the financial ability to provide support to my business?</u></b>	<u>Item 21 or Exhibit F includes financial statements. Review these statements carefully.</u>
<b><u>Is the franchise system stable, growing, or shrinking?</u></b>	<u>Item 20 summarizes the recent history of the number of company-owned and franchised outlets.</u>
<b><u>Will my business be the only Park Inn, Park Inn by Radisson, or Park Inn by Radisson Residences business in my area?</u></b>	<u>Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.</u>
<b><u>Does the franchisor have a troubled legal history?</u></b>	<u>Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.</u>
<b><u>What’s it like to be a Park Inn franchisee?</u></b>	<u>Item 20 or Exhibits D and E list current and former franchisees. You can contact them to ask about their experiences.</u>
<b><u>What else should I know?</u></b>	<u>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</u>

	<a href="#"><u>contents.</u></a>
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