

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 THIS DISCLOSURE DOCUMENT

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

FRANCHISE AGREEMENTS DO YOU MANY NOT ALLOW 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

- AS OF DECEMBER 31, 2011 THE FRANCHISOR HAD ONLY \$23,552 IN CURRENT ASSETS 1. AND HAD \$258,218 IN CURRENT LIABILITIES. THIS MEANS THAT FOR EVERY DOLLAR OF LIABILITIES DUE WITHIN ONE YEAR, THE FRANCHISOR HAD ONLY \$0.09 IN CURRENT ASSETS. SINCE ITS INCEPTION, THE FRANCHISOR HAS LOST \$356,141 CAUSING IT TO HAVE A DEFICIT NET WORTH OF (\$376,629). FRANCHISOR'S WORKING CAPITAL IS (\$231,494).
- THE FRANCHISE AGREEMENT REQUIRES YOU TO RESOLVE DISPUTES WITH US BY 2. LITIGATION, ARBITRATION, AND MEDIATION ONLY IN NEVADA. OUT OF STATE ARBITRATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO ARBITRATE WITH US IN NEVADA THAN IN YOUR OWN STATE.
- THE FRANCHISE AGREEMENT STATES THAT, EXCEPT TO THE EXTENT THAT 3. FEDERAL LAW APPLIES, NEVADA LAW GOVERNS THE FRANCHISE AGREEMENT AND THIS LAW MAY NOT PROVIDE THE SAME PROTECTIONS AND BENEFITS AS LOCAL LAW. YOU MAY WANT TO COMPARE THESE LAWS.
- YOU MUST PRODUCE A SALES QUOTA OF \$120,000 IN GROSS REVENUE DURING 4. THE FIRST 24 MONTHS OF OPERATION AND EVERY 12 MONTHS THEREAFTER. IF YOU FAIL TO DO SO, WE MAY REDUCE THE GEOGRAPHIC SIZE OF YOUR **TERRITORY.**

THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE. 5.

We use the services of one or more Franchise Brokers or referral sources to assist us in selling our franchise A franchise broker or referral source represents us, not you We pay this person a fee for selling our franchise or referring you to us You should make sure to do your own investigation of the franchise

Effective Date (for non-registration states) April 6, 2012

See the next page for state effective dates

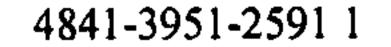




TABLE OF CONTENTS

Page

3

4

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- THE FRANCHISOR, AND ANY PARENTS, PREDECESSORS, AND AFFILIATES ITEM 1 1
- ITEM 2 **BUSINESS EXPERIENCE** 3
- LITIGATION ITEM 3
- BANKRUPTCY ITEM 4
- ITEM 5 INITIAL FEES

ITEM 5	INITIAL FEES	4
ITEM 6	OTHER FEES	4
ITEM 7	ESTIMATED INITIAL INVESTMENT	8
ITEM 8	RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES	11
ITEM 9	FRANCHISEE'S OBLIGATIONS	13
ITEM 10	FINANCING	14
ITEM 11	FRANCHISOR'S ASSISTANCE, ADVERTISING, COMPUTER SYSTEMS, AND TRAINING FRANCHISOR'S OBLIGATIONS	14
ITEM 12	TERRITORY	22
ITEM 13	TRADEMARKS	24

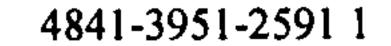
ITEM 14	PATENTS, COPYRIGHTS, AND PROPRIETARY INFORMATION	26
ITEM 15	OBLIGATION TO PARTICIPATE IN THE ACTUAL OPERATION OF THE FRANCHISE BUSINESS	27
ITEM 16	RESTRICTIONS ON WHAT THE FRANCHISEE MAY SELL	28
ITEM 17	RENEWAL, TERMINATION, TRANSFER, AND DISPUTE RESOLUTION	28
ITEM 18	PUBLIC FIGURES	30
ITEM 19	FINANCIAL PERFORMANCE REPRESENTATIONS	30
ITEM 20	OUTLETS AND FRANCHISEE INFORMATION	31
ITEM 21	FINANCIAL STATEMENTS	35

1



ITEM 23 RECEIPTS

35



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(11) The estimate of additional funds for the initial phase of your business is based on recurring expenses and operating expenses for the first three (3) months of operation The estimate of additional funds does not include an owner's salary or draw or staff salaries The additional funds required will vary by your management skill, experience, and business acumen, the relative effectiveness of staff you may employ, local economic conditions, the local market for your services, the prevailing wage rate, competition, and the sales level that you reach in your Territory You may incur other or higher costs or fees You may also need operating capital when running the Business that is in addition to what is estimated here

ITEM 8

RESTRICTIONS ON SOURCES OF PRODUCTS AND SERVICES

Approved Supplies and Suppliers

You must open and operate your Business in accordance with the System You will be required to purchase, from us or an approved Vendor, and maintain an inventory of corporate letterhead, envelopes business cards, signs and sales literature, including brochures and other promotional materials that contain our Marks You may purchase all other equipment from any source so long as it meets our minimum requirements

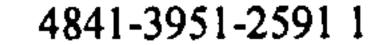
We designate approved vendors ("Vendors") of products and services that you may use in your property management business Many of these Vendors have agreed or will in the future agree to pay rebates, commissions, referral fees or other forms of compensation or incentives ("Commissions") to us These Commissions are paid by some approved Vendors in consideration for the higher business volume this System brings, or will bring to them In fiscal year 2011 through the date of this Disclosure Document, we received \$3,601 in revenue from purchases and lease of products and services by franchisees This represents 1 2% of our total revenue of \$294,454 Our financial statements show \$13,211 in product fees. However, \$9,610 of this amount was a loan that was characterized incorrectly. Our affiliate does not sell or lease products and services to franchisees. The list of approved Vendors is published in the back office

At this time, we are the only designated supplier of initial marketing supplies. There are no approved suppliers in which any of our officers own an interest and no Affiliates are approved suppliers

You must adhere to the standards and specifications established by us with respect to office procedures, advertising materials, supplies, and other items used in the operation of the business, all of which are disclosed in the Manuals In addition, at any time that you interact with the public or represent your Business or meet with customers ("**Clients**" or "**Customers**") or the Trades, you must be dressed in a professional manner

You may wish to introduce to us a new supplier or vendor who wants to supply goods or services to us No compensation or fees will be paid to the referring franchisee You must obtain approval for a proposed supplier by submitting to us a written request identifying the company and by also supplying us with a sample of the products that it wishes to supply We will notify you of our approval or disapproval within 15 days after we receive all of the information which we may request from you or the proposed supplier If we do not respond within the 15-day period, the

11



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