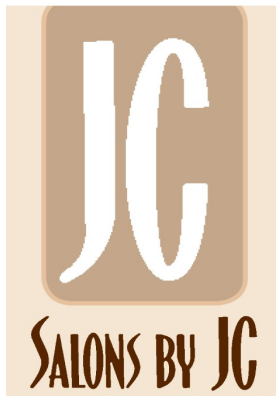


## FRANCHISE DISCLOSURE DOCUMENT



J'NC Real Estate Development  
a Texas limited liability company  
11703 Huebner Road, Suite 202  
San Antonio, TX 78230  
210-391-3286  
salonsbyjc@gmail.com  
www.salonsbyjc.com

The franchisee will operate a business that provides high-end retail space for beauty and wellness practitioners under the name Salons by JC.

The total investment necessary to begin operation of a Salons by JC franchise ranges from \$454,600 to \$889,600. This includes an initial franchise fee of \$35,000 that must be paid to the franchisor or affiliate.

This Franchise 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.**

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 Steve Griffey at 11703 Huebner Road, Suite 202, San Antonio, TX 78230) and 210-391-3286.

The terms of your contract will govern your franchise relationship. Do not rely on the Franchise Disclosure Document alone to understand your contract. Read your entire contract carefully. 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-FTCHELPHelp 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](http://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.

Issued on: February 3, 2011

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Exhibits:

- A. Franchise Agreement
- B. Financial Statements
- C. Acknowledgement Regarding Ownership
- D. Guaranty of Franchisee’s Obligations
- E. Electronic Funds Transfer Form
- F. Operations Manual Table of Contents
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- I. List of State Administrators and Agents for Service of Process
- J. Acknowledgement of Receipt (2 copies)

## **ITEM 1**

### **THE FRANCHISOR AND ANY PARENTS, PREDECESSORS, AND AFFILIATES**

To simplify the language in this Franchise Disclosure Document, “J’NC Real Estate Development”, “we” or “us” means J’NC Real Estate Development, LLC the “Franchisor.” “You” means the person, corporation, partnership or other business entity that buys the franchise, the “Franchisee.” If you are a business entity, “you” includes your owners.

#### **The Franchisor**

J’NC Real Estate Development is a Texas limited liability company that was formed on January 23, 2008. Our current principal business address is 11703 Huebner Road, Suite 202, San Antonio, Texas 78230 and our telephone number is (210)-391-3286. Our agent for service of process is Steve Griffey, and our registered office is our principal place of business. Our agent for service of process in other states in which we may sell franchises is disclosed in **Exhibit I**.

J’NC Real Estate Development grants franchises for the operation of a business that provides high-end retail space for beauty and wellness practitioners, or “salon suites” using the name Salons by JC. We have been offering franchises for Salons by JC in the United States since 2008. We do not sell franchises in any other line of business.

#### **Our Parents, Predecessors, and Affiliates**

We do not have a parent, or predecessor company.

Our affiliates through common ownership include the following entities:

J ‘N C Investments, LLC, a Texas limited liability company, formed on December 18, 1997 by Jack Griffey and Cecil Miller, for the purpose of owning and operating salon suites in the Dallas, Houston, San Antonio, and other areas in the state of Texas. The current company is an independent entity and does not assume any of the legal, operational, or other obligations of J’NC Real Estate Development, LLC, nor do we assume any of the obligations of J ‘N C Investments, LLC. This company has not offered franchises in any line of business. J ‘N C Investments, LLC currently operates a business similar to the franchised Salons by JC Salon Suites, in the Dallas, Houston, and San Antonio areas of Texas.

Griffey Enterprises, LLC, a Texas limited liability company, formed on October 2006 by Jack Griffey and Steve Griffey for the purpose of owning and operating a franchised Fox’s Pizza Den, in New Braunfels, Texas. The current company is an independent entity and does not assume any of the legal, operational, or other obligations of J’NC Real Estate Development, LLC, nor do we assume any of the obligations of Griffey Enterprises, LLC. This company has not offered franchises in any line of business.

#### **The Franchise Offered**

A franchised Salons by JC enjoys the right to use our name, procedures, and methods, collectively the “System,” to own and operate a Salons by JC, all of which may be improved, further developed, or otherwise modified. Salons by JC facilities are only involved in providing high-end retail space for beauty and wellness practitioners. Our locations are in regional shopping centers or other commercial business areas. A Salons by

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