

FRANCHISE DISCLOSURE DOCUMENT
RADWICK FRANCHISING, LLC
A California limited liability company



1725 Hillhurst Ave.
Los Angeles, California 90027
Telephone (323)257-5600
URL: www.eatatspitz.com

Radwick Franchising, LLC, a California limited liability company, offers franchises for the operation of Spitz restaurants (“Spitz Restaurants”), which are upscale quick-service restaurants offering Mediterranean-style sandwiches, wraps, salads, liquor, beer & wine and catering services.

We offer the rights for 4 different franchises in this Disclosure Document:

Single Restaurant Program. Under the Single Restaurant Program, you will sign a Franchise Agreement to operate a single Spitz Restaurant. The total investment necessary to begin operations of a single Spitz Restaurant ranges from approximately \$564,250 to \$1,115,050. This includes \$35,000 that must be paid to us or our affiliate.

Area Development Program. Under the Area Development Program, we assign a defined area within which you must develop and operate a minimum of 2 Spitz Restaurants within a specified period of time. The total investment necessary to begin operations of 2 to 4 Spitz Restaurants under an Area Development Agreement ranges from approximately \$580,250 to \$1,180,050. This includes \$50,000 to \$80,000 that must be paid to us or our affiliate. You will pay \$15,000 (payable to us or our affiliate) for each additional Spitz Restaurant to be developed under the Area Development Agreement.

Mobile Restaurant Program. Under the Mobile Restaurant Program, you will sign a Franchise Agreement to operate a single Spitz food truck (a “Mobile Restaurant”). The total investment necessary to begin operations of a single Mobile Restaurant ranges from approximately \$187,250 to \$254,050. This includes \$5,000 that must be paid to us or our affiliate.

Purchase Program. Under the Purchase Program, you will purchase an existing and operating company-owned Spitz Restaurant (an “Operating Spitz Restaurant”) from our affiliate. The total investment necessary to begin operations of an Operating Spitz Restaurant ranges from approximately \$261,500 to \$844,500. This includes \$214,000 to \$756,000 that must be paid to us or our affiliate.

This Disclosure Document summarizes certain provisions of your Franchise Agreement and other information in plain English. Read the 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 payments to the Franchisor or an affiliate in connection with the proposed franchise sale. 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 our President, Bryce Rademan, 1725 Hillhurst Avenue, Los Angeles, California 90027, (323) 839-0389, brycerademan@gmail.com.

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 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.

ISSUANCE DATE: APRIL 18, 2022.

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 or Exhibit N.
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?	Item 21 or Exhibit L 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 Spitz 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 Spitz franchisee?	Item 20 or Exhibit N 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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