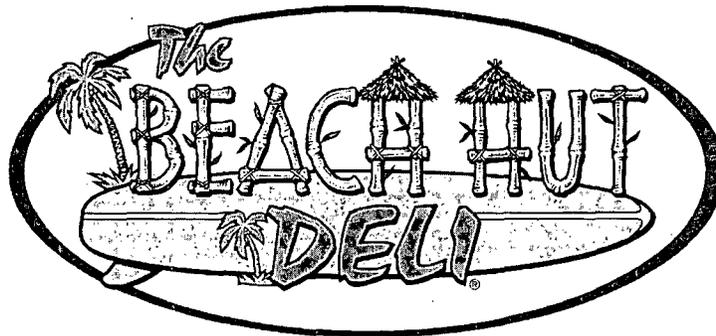


# **FRANCHISE DISCLOSURE DOCUMENT CLEAN COPY**

## FRANCHISE DISCLOSURE DOCUMENT

BEACH HUT, LLC  
A California Limited Liability Company  
2220 Douglas Blvd., Ste. 180  
Roseville, CA 95661  
(916) 749-0257  
www.beachhutdeli.com



The Franchisee will sell retail deli sandwiches and related products to the public.

The total investment necessary to begin operation of a Beach Hut Deli Franchise will range from **\$228,495 to \$545,915**. For an express location, the total investment will range from \$79,100 to \$245,350. This includes the initial Franchisee Fee of **\$35,000** for first time purchasers, **\$19,000** for existing BEACH HUT DELI franchisees purchasing an additional traditional, stand-alone franchise and, \$7,500 for an existing Beach Hut deli franchisee purchasing an express franchise location. The Franchise Fee is paid to Beach Hut, LLC.

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.**

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 Beach Hut LLC at [www.beachhutdeli.com](http://www.beachhutdeli.com) or at 2220 Douglas Blvd., Ste. 180 Roseville, CA 95661 and (916) 749-0257.

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 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](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.

Issuance Date: \_\_\_\_\_.

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