

FRANCHISE DISCLOSURE DOCUMENT
PIZZERIA UNO®
PIZZERIA UNO CORPORATION

EST. 1943
PIZZERIA UNO®

Pizzeria Uno Corporation
a Delaware corporation
1209 Orange Street
Wilmington, Delaware 19801
Registered Agent: CT Corporation
and
44 Industrial Way
Norwood, Massachusetts 02062
(617) 323-9200
www.unos.com

We offer franchises for fast casual, full service, and take-out and delivery casual theme restaurants (“Uno Restaurants”) under the name Pizzeria Uno®. A “Pizzeria Uno® Fast Casual Restaurant” features “Chicago Style” deep dish and thin crust pizza along with other styles of pizza, sandwiches, salads, appetizers, desserts, and (subject to applicable law) beer and wine. A “Pizzeria Uno® Full Service Restaurant” is a larger full-service restaurant that features “Chicago Style” deep dish and thin crust pizza along with other styles of pizza, sandwiches, soups, salads, pasta, appetizers, desserts and a full bar, subject to applicable law. A “Pizzeria Uno® Take-Out and Delivery Restaurant” offers a limited menu of deep dish and thin crust pizza for take-out and delivery only.

The initial investment necessary to begin operation of a Pizzeria Uno Fast Casual Restaurant ranges from \$545,500 to \$1,405,500. This includes \$43,100 to \$59,900 that must be paid to us. The initial investment necessary to begin operation of a Pizzeria Uno Full Service Restaurant ranges from \$1,168,000 to \$2,410,500. This includes \$57,100 to \$99,900 that must be paid to us. The initial investment necessary to begin operation of a Pizzeria Uno Take-Out and Delivery Restaurant ranges from \$393,000 to \$709,500. This includes \$31,600 to \$37,900 that must be paid to us.

We offer development rights for Uno Restaurants. When you enter into a Development Agreement, you must pay us a Territory Reservation Fee equal to \$5,000 times the number of Uno Restaurants you will own and operate. In addition to the Territory Reservation Fee, you must pay us an Initial Franchise Fee of \$30,000 for each Pizzeria Uno Fast Casual Restaurant, \$40,000 for each Pizzeria Uno Full Service Restaurant, and \$20,000 for each Pizzeria Uno Take-Out and Delivery Restaurant that you will own and operate (see Item 5).

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, 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 to you. To discuss the availability of disclosures in different formats, contact Fred Houston, our Vice President of Franchise, 44 Industrial Way, Norwood, Massachusetts 02062, telephone (617) 323-9200.

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, 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 be laws on franchising in your state. Ask your state agencies about them.

Date of Issuance: February 17, 2022

Control No. _____

Pizzeria Uno 2022 FDD

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 G.
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 A 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 Uno Restaurant 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 an Uno Restaurant franchisee?	Item 20 or Exhibit G 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.

What You Need To Know About Franchising *Generally*

Continuing responsibility to pay fees. You may have to pay royalties and other fees even if you are losing money.

Business model can change. The franchise agreement may allow the franchisor to change its manuals and business model without your consent. These changes may require you to make additional investments in your franchise business or may harm your franchise business.

Supplier restrictions. You may have to buy or lease items from the franchisor or a limited group of suppliers the franchisor designates. These items may be more expensive than similar items you could buy on your own.

Operating restrictions. The franchise agreement may prohibit you from operating a similar business during the term of the franchise. There are usually other restrictions. Some examples may include controlling your location, your access to customers, what you sell, how you market, and your hours of operation.

Competition from franchisor. Even if the franchise agreement grants you a territory, the franchisor may have the right to compete with you in your territory.

Renewal. Your franchise agreement may not permit you to renew. Even if it does, you may have to sign a new agreement with different terms and conditions in order to continue to operate your franchise business.

When your franchise ends. The franchise agreement may prohibit you from operating a similar business after your franchise ends even if you still have obligations to your landlord or other creditors.

Some States Require Registration

Your state may have a franchise law, or other law, that requires franchisors to register before offering or selling franchises in the state. Registration does not mean that the state recommends the franchise or has verified the information in this document. To find out if your state has a registration requirement, or to contact your state, use the agency information in Exhibit J.

Your state also may have laws that require special disclosures or amendments be made to your franchise agreement. If so, you should check the State Specific Addenda. See the Table of Contents for the location of the State Specific Addenda.

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