

**cozzoli's
pizzeria**
"for the slice of your life"



~~FRANCHISE DISCLOSURE DOCUMENT~~

~~VILLA PIZZA,
LLC
a Delaware
limited liability~~

~~company
25 Washington Street
Morristown, NJ 07960
(973) 285-4800
www.villaenterprises.com
atorine@villaenterprises.com~~



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~~VILLA PRONTO!~~

The Franchisee will operate either a Villa Fresh Italian Kitchen restaurant, a Villa ~~Pizza Pronto/Italian Kitchen restaurant~~, a Villa Pronto (~~"Villa Pronto"~~) franchise or a Cozzoli's restaurant, all which feature pizza, pasta and other Italian menu items.

The total investment necessary to begin operation of a food court restaurant for the Villa and ~~Cozzoli~~ Cozzoli's franchise is \$296,950 to \$584,000 (to be developed within the Continental U.S.) and for an in-line restaurant for the Villa and ~~Cozzoli~~ Cozzoli's franchise is \$328,950 to \$894,000 (to be developed within the Continental U.S.) and for the Villa Pronto concept \$69,540 to \$247,500 (to be developed within the Continental U.S.). This includes a \$25,000 franchise fee (outside the Continental United States [Hawaii and U.S. Territories] the initial franchise fee is \$35,000 USD) that must be paid to us.

The minimum total investment necessary to begin operation as an Area Developer is ~~from \$67,500 to \$123,000~~ \$92,500 - \$130,000 (assuming a minimum of ~~2 Food Court locations or in-line two~~ two restaurants ~~for the Villa and Cozzoli franchise or two locations under the Villa Pronto concepts in the Continental U.S. or being developed~~) outside the Continental U.S. United States [Hawaii and U.S. Territories]). Outside the Continental United States [Hawaii and U.S. Territories] the Initial Franchise Fee is \$35,000 USD per restaurant for the Villa and Cozzoli's franchise or for the Villa Pronto concept. This total ~~Area Development~~ investment does not include your estimated initial investment for beginning operation of each food court, in-line or Villa Pronto concept which cost are set out in the preceding paragraph. Estimated initial investment cost will vary for international transactions. The Area Development Agreement requires an upfront payment in full of the first location and of one-half of the ~~multi-unit discounted~~ total Initial Franchise Fee ~~for the remaining franchised locations~~ (based upon the number of restaurants being developed in the Continental U.S. or an international territory) and is due at the time of execution of the Area Development Deposit Agreement. The balance of the initial franchise fee for each franchised location required by the Area Development Agreement is paid upon execution of each franchise agreement pursuant to the agreed upon Development Schedule. The minimum number of franchised locations required by an Area Development Agreement is two locations. The maximum number of franchised locations required under the Area Development Agreement is negotiated and is dependent upon the territory requested.

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 can 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 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 the Franchise Administration Department at 25 Washington Street, Morristown, NJ 07960 or call (973) 285-4800.

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.

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