



FRANCHISE DISCLOSURE DOCUMENT

Junkco+ International, LLC
A Delaware Limited Liability Company
5405 Data Court, Ann Arbor, MI 48108
734-864-9799
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www.junkcoplus.com

The franchise offered is for the establishment and operation of a business offering junk removal and other services, utilizing the JUNKCO+ Franchised Business system, which is sometimes referred to below as the “Franchise” or “Franchised Business.”

The total investment necessary to begin operation of a JUNKCO+ Franchised Business is \$200,760 to \$307,760. This includes between \$71,000 and \$81,000 that must be paid to the franchisor or its affiliates. The total investment necessary to begin the operation of a conversion JUNKCO+ Franchised Business is \$163,610 to \$282,760. This includes \$36,000 to \$56,000 that must be paid to the franchisor or its affiliates.

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 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 your sales representative, 5405 Data Court, Ann Arbor, MI 48108, 734-864-9799.

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 the contract carefully. Review your contract and this disclosure document to an advisor, such as a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make an informed decision. 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 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: March 28, 2025, as amended November 17, 2025

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Exhibits

- A – Form of Agreements
 - A-1 - Franchise Agreement and Addenda
 - A-2 - Promissory Note
 - A-3 - Confidentiality / Non-Disclosure Agreement
 - A-4 - General Release(s) – Upon Renewal or Assignment
 - A-5 – Equipment Sales and Security Agreement
- B – Financial Statements
- C – State Administrators and Agents for Service of Process
- D – Manual Table of Contents
- E – State Addenda to the Disclosure Document
- F – List of Franchisees

regulations governing franchises, licensing, permits, zoning, the EPA, and other federal and state environmental protection statutes, OSHA, and other federal, state and local laws regarding hazardous substances and waste, land use, construction regulations and various health, sanitation, safety and fire standards. You are also subject to employment laws such as the EEOC, Fair Labor Standards Act, Americans with Disabilities Act and various state laws governing such matters as minimum wages, overtime and working conditions. There may be federal, state and local laws which affect your JUNKCO+ Business in addition to those listed here.

You should investigate whether there are any state or local regulations or requirements that may apply in the geographic area in which you intend to conduct business. You should consider both their effect on your business and the cost of compliance. You are responsible for obtaining all licenses and permits which may be required for your business.

ITEM 2: BUSINESS EXPERIENCE

Brand President: Michael J. Reddy

Mr. Reddy has been our Brand President since November 2025, and General Manager of BELFOR Franchise Group, LLC, located in Ann Arbor, MI from July 2024 until present. Mr. Reddy also serves as the Brand President to our affiliate, Cool Binz International, LLC, in Ann Arbor, MI from March 2025 to present. Prior to joining BELFOR Franchise Group, LLC, Mr. Reddy served as Deputy Mayor and Chief of Staff in the city of Westland, Michigan from 2016 through November 2023.

~~President: Blake Gordon~~

~~Mr. Gordon has been President of Junkco North America, LLC and Junkco+ International, LLC, each located in Ann Arbor, MI, since December 18, 2023. Prior to that, Mr. Gordon was founder and president of Junkco, LLC, located in Louisville, KY, from March 2018 through joining us in December 2023.~~

President of BELFOR Franchise Group, LLC: Rusty Amarante

Mr. Amarante has served as President of BELFOR Franchise Group, LLC located in Ann Arbor, MI from March 2012 to the present. Mr. Amarante has served as Director of Operations for BELFOR USA Group, Inc., located in Birmingham, MI, from November 1999 to the present. Mr. Amarante also serves as Executive Chairman of BFG Holdco, located in Nashville, TN from July 2019 to the present and was President of our affiliate, Redbox+ International, LLC, in Ann Arbor, MI from September 2022 to January 2024.

Chief Executive Officer of Belfor Franchise Group, LLC: Sheldon Yellen

Mr. Yellen has been Chief Executive Officer of HOODZ International, LLC, BELFOR Franchise Group, LLC and HOODZ North America, LLC, located in Ann Arbor, MI from October 2008 to the present. Mr. Yellen also has served as Chief Executive Officer for DUCTZ International LLC and DUCTZ North America, LLC, located in Ann Arbor, MI from July 2007 to the present. Mr. Yellen also serves as Chief Executive Officer of 1 800 WATER DAMAGE International, LLC and 1 800 WATER DAMAGE North America, LLC, located in Ann Arbor, MI, from April 2015 to the present. Mr. Yellen has served as Chief Executive Officer for BELFOR USA Group, Inc., located in Birmingham, MI, from April 2004 to the present. Mr. Yellen also has served as Director and CEO of BELFOR Holdings, Inc., in Birmingham, MI, since its inception in September 2006 to the present. Mr. Yellen also serves as Director of BFG Holdco, located in Nashville, TN from July 2019 to the present.

state, and the current business telephone number (or if unknown, the last known home telephone number) of every franchisee who had an outlet terminated, cancelled, not renewed or otherwise voluntarily or involuntarily ceased to do business under the Franchise Agreement between January 1, 2024 and December 31, 2024, or who has not communicated with us within ten weeks of the issuance date of this Disclosure Document. If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

During the last three (3) fiscal years, no current or former franchisees have signed confidentiality clauses that restrict them from discussing with you their experiences as a franchisee in our franchise system.

Exhibit H-1 lists, to the extent known, the names, addresses, telephone numbers, email addresses and web addresses of each trademark-specific franchisee organization associated with the franchise system that we have created, sponsored or endorsed. Exhibit H-2 lists the independent franchisee organizations that have asked to be included in this Disclosure Document. As of the date of this issuance, there are no organizations that have asked to be included in this Disclosure Document.

ITEM 21: FINANCIAL STATEMENTS

Exhibit B contains the audited financial statements of our affiliate, BFG Holdco, which guarantees our obligations to you, for the years ending December 31, 2024, December 31, 2023, and December 31, 2022, and our unaudited financial statements as of September 30, 2025. Our fiscal year-end is December 31.

ITEM 22: CONTRACTS

The following contracts are exhibits within this Disclosure Document:

Exhibit A: Form of Agreements:

- A-1 - Franchise Agreement and Addenda
- A-2 - Promissory Note
- A-3 - Confidentiality / Non-Disclosure Agreement
- A-4 - General Release(s) – Upon Renewal or Assignment
- A-5 Equipment Sales and Security Agreement

Exhibit I: Disclosure Questionnaire

ITEM 23: RECEIPTS

The final pages of this Disclosure Document (Exhibit L of the Disclosure Document) are detachable receipt pages acknowledging your receipt of the Disclosure Document. If these pages, or any other pages or exhibits are missing from your copy, please notify us immediately. You should sign both copies of the receipt. You should retain one signed copy for your records and return the other signed copy to: Legal Administrator, 5405 Data Court, Ann Arbor, MI 48108, 734-864-9799 or via email to legal@belfrangroup.com.

EXHIBIT J State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, or be exempt from registration: California, Connecticut, Hawaii, Illinois, Indiana, Maryland, Michigan, Minnesota, New York, North Dakota, Rhode Island, South Dakota, Virginia, Washington, and Wisconsin.

This document is effective and may be used in the following states, where the document is filed, registered, or exempt from registration, as of the Effective Date stated below:

State	Effective Date
California	Amendment pending June 18, 2025
Florida	Effective
Hawaii	Amendment pending June 10, 2025
Illinois	Amendment pending March 31, 2025
Indiana	March 31, 2025
Maryland	Amendment pending pending
Michigan	Effective
Minnesota	Amendment pending April 14, 2025
New York	Amendment pending pending
North Dakota	Amendment pending March 31, 2025
Rhode Island	Amendment pending May 8, 2025
South Dakota	March 28, 2025
Utah	Effective
Virginia	Amendment pending June 4, 2025
Washington	Amendment pending June 6, 2025
Wisconsin	Amendment pending March 28, 2025

Other states may require registration, filing, or exemption of a franchise under other laws, such as those that regulate the offer and sale of business opportunities or seller-assisted marketing plans.

RECEIPTS

This Disclosure Document summarizes certain provisions of the franchise agreement and other information in plain language. Read this Disclosure Document and all agreements carefully. If Junkco+ International LLC offers you a franchise, it must provide the Disclosure Document to you 14 days before you sign a binding agreement or make a payment with the franchisor or an affiliate in connection with the proposed franchise sale.

If Junkco+ International LLC does not deliver this Disclosure Document on time or if it contains a false or misleading statement, or a material omission, a violation of federal law and State law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the state agency listed on Exhibit C.

New York and Rhode Island require that we give you this Disclosure Document at the earlier of the first personal meeting or ten business days before the execution of the franchise or other Agreement, or the payment of any consideration that relates to the franchise relationship. Michigan and Oregon require that we give you this Disclosure Document at least ten business days before the execution of the franchise or other Agreement, or the payment of any consideration that relates to the Franchise Relationship.

Date of Issuance: March 28, 2025, ~~as amended November 17, 2025~~

See Exhibit C for our registered agents authorized to receive service of process.

I have received a disclosure document dated March 28, 2025, ~~as amended November 17, 2025~~ that included the following Exhibits:

Exhibit A – Agreements:

- A-1 - Franchise Agreement and Addenda
- A-2 - Promissory Note
- A-3 - Confidentiality / Non-Disclosure Agreement
- A-4 - General Release(s)
- A-5 - Equipment Sales and Security Agreement
- Exhibit B – Financial Statements
- Exhibit C – State Administrators / Agents for Service of Process
- Exhibit D – Manual Table of Contents

- Exhibit E – State Addenda to Disclosure Document
- Exhibit F – List of Franchisees
- Exhibit G – List of Former Franchisees
- Exhibit H-1 – Franchise Organizations
- Exhibit H-2 – Independent Franchisee Associations
- Exhibit I – Disclosure Acknowledgement Questionnaire
- Exhibit J - State Effective Dates Page
- Exhibit K - Receipts

The franchise seller is Junkco+ International LLC, 5405 Data Court, Ann Arbor, MI 48108, (734) 864-9799. Any additional individual franchise sellers involved in offering the franchises are:

Doug Smith Other _____ All located at 5405 Data Court, Ann Arbor, MI 48108.

Date Received: _____

Signature of Prospective Franchisee

Print Name

Entity Name (if applicable)

Signature of Prospective Franchisee

Print Name

Entity Name (if applicable)

You should return one copy of the signed receipt by signing, dating, and emailing it to us at legal@belfrangroup.com, or mailing it to us at 5405 Data Court, Ann Arbor, MI 48108, Attention: Legal Administrator. You may keep the second copy for your records.