

FRANCHISE DISCLOSURE DOCUMENT



STRETCHMED[®] a Puerto Rico Limited Liability Company

StretchMed Franchise, LLC

954 Avenida Ponce De Leon

Suite 205- PMB# 10076

San Juan, Puerto Rico, 00907

(559) 705-1192

franchiseinfo@stretchmedstudios.com

The franchise offered is to operate a STRETCHMED[®] Studio that offers one-on-one assisted stretching and related products under the brand STRETCHMED[®].

The total initial investment necessary to begin operation of a one to four-table STRETCHMED[®] franchise is between \$118,160 and \$253,~~249~~²⁵⁰. This includes \$49,500 that must be paid to the franchisor. and approximately \$495 to \$1,980 in additional fees payable to the franchisor before your business opens, which varies depending on the number of Stretch Therapist and the size of your Studio.

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 Brian Cook at StretchMed Franchise, LLC. 954 Avenida Ponce De Leon, Suite 205-PMB#10076, San Juan, Puerto Rico 00907, (559) 705-1192.

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read your entire 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 1877-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 on franchising. 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: May 1, 2025

Type of Expenditure ¹	Amount	Method of Payment	When Due	To Whom Payment Is To Be Made
CAD Design and Virtual Rendering Fee ²¹	\$750	As Agreed	As Incurred	Third Parties and/or StretchMed Franchise, LLC
TOTAL INITIAL INVESTMENT²²	\$126,16059 - \$196,676			

Explanatory Notes

1. Unless otherwise agreed by a third party, or stated in this disclosure document, none of these payments are refundable.
2. We describe the initial franchise fee in Item 5.
3. A 2-Table STRETCHMED[®] Studio occupies approximately 500-700 square feet of space, some Studios are a little smaller and some larger. Rent depends on geographic location, size, local rental rates, businesses in the area, site profile, and other factors, and could be considerably higher in large metropolitan areas than in more suburban or small-town areas. STRETCHMED[®] Studios can be located in strip shopping centers, shopping malls, free-standing units, and other venues in downtown commercial areas and in residential areas. We anticipate that you will rent the Studio's premises. It is possible, however, that you might choose to buy, rather than rent, real estate on which a building suitable for the Studio is already constructed or could be constructed. Real estate costs depend on location, size, visibility, economic conditions, accessibility, competitive market conditions, and the type of ownership interest you are buying. Because of the numerous variables that affect the value of a particular piece of real estate, this estimated initial investment table does not reflect the potential cost of purchasing real estate rather than renting it. The rent cost can vary typically between \$5,771 - \$6,925 which includes 1 months' rent and 1 month security deposit.
4. This item includes utility deposits, telephone company deposits, electrical and other energy company deposits.
5. Leasehold improvement costs, including floor coverings, wall treatments, counters, ceilings painting, window coverings, electrical, carpentry, and similar work, and architect's and contractor's fees, depend on the site's condition, location, and size; the demand for the site among prospective lessees; the site's previous use; the build-out required to conform the site for your Studio; and any construction or other allowances the landlord grants. The lower figure assumes the landlord does the majority of the build out; the higher figure assumes the space requires a lot of construction work and the landlord does not contribute.
6. These figures reflect two computer options, which are outlined in Item 11, a tablet to

Type of Expenditure ¹	Amount	Method of Payment	When Due	To Whom Payment Is To Be Made
Additional Funds 3 months ¹³	\$10,000 - \$40,000	As Agreed	As Incurred	Employees, Third Parties
Interior Signage ¹⁴	\$765	As Agreed	As Incurred	Outside Suppliers or StretchMed Franchise, LLC
Inventory ¹⁵	\$4,576	As Agreed	As Incurred	Outside Suppliers or StretchMed Franchise, LLC
First Aid Equipment and Training ¹⁶	\$1,238	As Agreed	As Incurred	Outside Suppliers or StretchMed Franchise, LLC
Licenses and Permits ¹⁷	\$0-\$1,000	As Agreed	As Incurred	Local, State or Federal Government
STRETCHMED® Certified Stretch Therapist (CST™) Certification Fee ¹⁸	\$990 - \$1,980	As Agreed	As Incurred	Outside Suppliers or StretchMed Franchise, LLC
Professional Fees ¹⁹	\$1,000 - \$3,000	As Agreed	As Incurred	Third Parties
LOI and Lease Review ²⁰	\$1,500 - \$3,000	As Agreed	As Incurred	Third Parties and/or StretchMed Franchise, LLC
CAD Design and Virtual Rendering Fee ²¹	\$750	As Agreed	As Incurred	Third Parties and/or StretchMed Franchise, LLC
TOTAL INITIAL INVESTMENT²²	\$142,544 - \$253,245			

Explanatory Notes

1. Unless otherwise agreed by a third party, or stated in this disclosure document, none of these payments are refundable.
2. We describe the initial franchise fee in Item 5.
3. A 4-Table STRETCHMED® Studio occupies approximately 1,000-1,200 square feet of space, some Studios are a little smaller and some larger. Rent depends on geographic location, size, local rental rates, businesses in the area, site profile, and other factors, and could be considerably higher in large metropolitan areas than in more suburban or small-town areas. STRETCHMED® Studios can be located in strip shopping centers, shopping malls, free-standing units, and other venues in downtown commercial areas and in residential areas. We anticipate that you will rent the Studio's