

FRANCHISE DISCLOSURE DOCUMENT

Retrofitness, LLC
a Delaware limited liability company
1601 Belvedere Road, Suite E-500
West Palm Beach, FL 33406
Telephone: 732-431-0062
Email: info@retrofranchising.com
Home page: <http://www.retrofitness.com>



The franchisee will provide discount fitness programs in a specially designed format.

The total investment necessary to begin operation of a Retrofitness franchise is between \$2,037,316 to \$3,~~208,491~~241,991. This includes between \$51,716 and \$86,716 that must be paid to the franchisor or affiliate.

The total investment necessary to begin operation of your first Retrofitness® franchised outlet under an Area Development Agreement that requires the development and operation of four (4) outlets ranges from \$2,077,316 to \$3,281,991. This includes \$91,716 and \$126,716 that must be paid to the franchisor or affiliate. This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all 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 or grant. **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 forms, contact Retrofitness at 1601 Belvedere Road, Suite E-500, West Palm Beach, FL 33406, or 732-431-0062

The terms of your contract will govern your franchise relationship. Do not 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 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: April 30, 2025, as amended August ~~4~~⁸, 2025

TYPE OF EXPENDITURE	AMOUNT	METHOD OF PAYMENT	WHEN DUE	TO WHOM PAYMENT IS TO BE MADE
Architectural fees/Surveys	\$55,100 to \$65,275	As Incurred	Before beginning business.	Approved Third Party Suppliers
Leasehold Improvements/Fit out <i>See Note 3</i>	\$1,500,000 to \$2,200,000	As Incurred or Amortized	Before beginning business.	Various approved contractors/suppliers.
Utility Deposits	\$0 to \$3,500	Lump Sum	Before beginning business.	Landlord and/or utility companies.
Licenses and Permits	\$500 to \$30,000	Lump Sum	Before beginning business.	Governmental Authorities.
Fictitious Name Registration and/or Incorporation and Legal Review	\$0 to \$1,500	Lump Sum	Before beginning business.	Attorney and Governmental Authorities as required.
Travel, Lodging, Meals Etc. for Initial Training	\$0 to \$3,500	As Incurred	Before beginning business.	Hotels, restaurants, airlines, etc., as needed.
Miscellaneous Start-up Costs	\$2,000 to \$5,000	As Incurred	Before beginning business.	Various third party vendors.
Additional Funds (for three months) <i>See Note 4</i>	\$200,000 to \$350,000	As incurred	As incurred.	Utility companies, advertising companies, employees, government tax authorities, and various suppliers as needed.
TOTAL <i>See Note 5</i>	\$2,037,316 to \$3,208,491, 241,994			

Notes:

Payments to Retrofitness are not refundable. Payments made to third party vendors may be refundable, subject to vendor’s terms and conditions. Retrofitness does not provide direct or indirect financing for any part of your initial fees or investment.

1. The Initial Franchise Fee for a RETROFITNESS® Outlet is \$29,000. The Initial Franchise Fee includes F.I.T. training program for franchisee owners and the “Retro Ready” training program for up to 20 total people. The Initial Franchise Fee is due and payable in full when you sign the Franchise Agreement and is non-refundable under any circumstances. See Item 5 for more details regarding the Initial Franchise Fee.

2. You must purchase certain equipment and furnishings as required by Retrofitness. Franchisees typically obtain third-party financing for the purchase of these items. The range in the chart reflects

Item 23 – Receipt

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 Retrofitness offers you a franchise, it must provide this disclosure document to you 14 calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale or grant. New York requires that we give you this disclosure document at the earlier of the first personal meeting or 10 business days before the execution of the franchise agreement or other agreement or the payment of any consideration that relates to the franchise relationship. Under Michigan law, we must give you this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.

If Retrofitness 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 in **Exhibit F**.

The franchisor is Retrofitness, LLC, located at 1601 Belvedere Road, Suite E-500, West Palm Beach, FL 33406. Its telephone number is (407) 392-0606.

Date of Issuance: April 30, 2025, as amended August ~~4~~8, 2025

The franchise seller for this offering is: [Check all that apply.]

<input type="checkbox"/>	Name: <u>Todd Shugarman</u> Address: <u>1601 Belvedere Road, Suite E-500</u> <u>West Palm Beach, FL 33406</u> Telephone: <u>(407) 392-0606</u>	<input type="checkbox"/>	Name: _____ Address: _____ Telephone: _____
<input type="checkbox"/>	Name: <u>Drew Alfano</u> Address: <u>1601 Belvedere Road, Suite E-500</u> <u>West Palm Beach, FL 33406</u> Telephone: <u>(407) 392-0606</u>	<input type="checkbox"/>	Name: _____ Address: _____ Telephone: _____

Retrofitness authorizes the respective state agencies identified on **Exhibit F** to receive service of process for it in the particular state.

I have received a disclosure document dated April 30, 2025, as amended August ~~4~~8, 2025 that included the following Exhibits:

- | | | | |
|---|--|---|--|
| A | Franchise Agreement | H | Table of Contents of Operations Brand Standards Manual |
| B | Area Development Agreement | I | Form of General Release |
| C | Financial Statements | J | Guarantees |
| D | List of Franchisees | K | Pre-Closing Questionnaire |
| E | List of Former Franchisees | L | State Effective Dates |
| F | State Administrators/Designation of Agent for Service of Process | M | Receipts |
| G | State Addenda to Franchise Disclosure Document | | |

Date: _____
(Do not leave blank)

Signature of Prospective Franchisee

Print Name

KEEP THIS COPY FOR YOUR RECORDS.

Item 23 – Receipt

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If Retrofitness offers you a franchise, it must provide this disclosure document to you 14 calendar days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale or grant. New York requires that we give you this disclosure document at the earlier of the first personal meeting or 10 business days before the execution of the franchise agreement or other agreement or the payment of any consideration that relates to the franchise relationship. Under Michigan law, we must give you this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.

If Retrofitness 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 in **Exhibit F**.

The franchisor is Retrofitness, LLC, located at 1601 Belvedere Road, Suite E-500, West Palm Beach, FL 33406. Its telephone number is (407) 392-0606.

Date of Issuance: April 30, 2025, as amended August 48, 2025 The franchise seller for this offering is: [Check all that apply.]

Name: Todd Shugarman
Address: 1601 Belvedere Road, Suite E-500
West Palm Beach, FL 33406
Telephone: (407) 392-0606

Name: _____
Address: _____
Telephone: _____

Name: Drew Alfano
Address: 1601 Belvedere Road, Suite E-500
West Palm Beach, FL 33406
Telephone: (407) 392-0606

Name: _____
Address: _____
Telephone: _____

Retrofitness authorizes the respective state agencies identified on **Exhibit F** to receive service of process for it in the particular state.

I have received a disclosure document dated April 30, 2025, as amended August 48, 2025 that included the following Exhibits:

- | | | | |
|---|--|---|--|
| A | Franchise Agreement | H | Table of Contents of Operations Brand Standards Manual |
| B | Area Development Agreement | I | Form of General Release |
| C | Financial Statements | J | Guarantees |
| D | List of Franchisees | K | Pre-Closing Questionnaire |
| E | List of Former Franchisees | L | State Effective Dates |
| F | State Administrators/Designation of Agent for Service of Process | M | Receipts |
| G | State Addenda to Franchise Disclosure Document | | |

Date: _____
(Do not leave blank)

Signature of Prospective Franchisee

Print Name

Please sign this copy of the receipt, date your signature, and return it to Retrofitness, LLC at 1601 Belvedere Road, Suite E-500, West Palm Beach, FL 33406.