

## FRANCHISE DISCLOSURE DOCUMENT

Ace Pickleball Club Franchise, LLC  
A Nevada limited liability company  
33 Mansell Court  
Roswell, Georgia 30076  
Phone: 916-524-2046  
www.acepickleballclub.com  
franchising@acepickleballclub.com



We offer franchises for the operation of businesses operating under the “Ace Pickleball Club” name, which provide pickleball courts and pickleball-related activities and services, including open play, memberships, tournaments, and special events, a retail pro-shop, and a café serving grab-and-go food and beverages.

The total investment necessary to begin operations of an Ace Pickleball Club franchise is \$817,750 to \$2,404,850. This includes \$413,500 to \$663,500 that must be paid to the franchisor and/or its affiliates.

The total investment necessary to begin operation of an Ace Pickleball Club multi-unit development business ranges from \$877,750 to \$2,464,850 for two Ace Pickleball Club businesses to be developed. This includes \$120,000 that must be paid to the franchisor and/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 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 formats, contact Joe Sexton at 33 Mansell Court, Roswell, Georgia, 30076, or 916-524-2046.

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.

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](http://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 29, 2025.**

No franchisee has signed confidentiality clauses during the last three years.

There are no trademark-specific franchisee organizations associated with the franchise system being offered in this Disclosure Document.

## **ITEM 21**

### **FINANCIAL STATEMENTS**

Ace Pickleball Franchise, LLC was formed on January 20, 2023. Because we have not been in business for three years, we are not able to include the three prior years of audited financial statements normally required by this Item 21.

Included in Exhibit F are our audited financial statements for the fiscal year ended December 31, 2023 and December 31, 2024. Also attached are our unaudited financial statements as of ~~February 28~~ June 30, 2025.

Our fiscal year end is December 31<sup>st</sup>.

## **ITEM 22**

### **CONTRACTS**

A copy of all proposed agreements regarding the franchise offering are included in this Disclosure Document, as follows:

- Exhibit A -- The Franchise Agreement and attachments to it (including Guaranty and Spousal Consent)
- Exhibit B -- Multi-Unit Development Agreement and attachments to it (including Guaranty)
- Exhibit H -- Franchisee Acknowledgement Statement, as permitted by state law. No statement, questionnaire, or acknowledgment signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

## **ITEM 23**

### **RECEIPTS**

A receipt in duplicate is attached as the last two pages of this Disclosure Document. You should sign both copies of the receipt. Keep one copy for your own records and return the other signed copy to Joe Sexton at 33 Mansell Court, Roswell, Georgia, 30076.

**EXHIBIT F**  
**FINANCIAL STATEMENTS**

**THESE FINANCIAL STATEMENTS ARE PREPARED  
WITHOUT AN AUDIT. PROSPECTIVE FRANCHISEES  
OR SELLERS OF FRANCHISES SHOULD BE ADVISED  
THAT NO INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT HAS  
AUDITED THESE FIGURES OR EXPRESSED AN  
OPINION WITH REGARD TO THE CONTENT OR FORM.**

# Ace Pickleball Club Franchise, LLC

## Balance Sheet As of June 30, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
112000 Franchise operating BOA - 5068	202,922.76
119200 Bill.com Money Out Clearing	5,125.00
<b>Total Bank Accounts</b>	<b>\$208,047.76</b>
Accounts Receivable	
120000 Accounts Receivable (A/R)	23,141.09
<b>Total Accounts Receivable</b>	<b>\$23,141.09</b>
Other Current Assets	
131000 Deferred franchise fee commissions	151,926.33
133000 Prepaid expenses	6,547.09
134000 Deferred club costs	5,934.76
136000 Deferred tech fee's	23,058.80
140000 Intercompany	-958,581.56
Payments to deposit	0.00
<b>Total Other Current Assets</b>	<b>\$ -771,114.58</b>
<b>Total Current Assets</b>	<b>\$ -539,925.73</b>
Fixed Assets	
160000 Fixed Assets	31,181.04
<b>Total Fixed Assets</b>	<b>\$31,181.04</b>
Other Assets	
171000 Security deposits	4,150.92
172000 Right of Use Asset	81,796.46
<b>Total Other Assets</b>	<b>\$85,947.38</b>
<b>TOTAL ASSETS</b>	<b>\$ -422,797.31</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
210000 Accounts Payable (A/P)	19,764.79
211000 Accounts Payable (A/P) - GBP	0.00
<b>Total Accounts Payable</b>	<b>\$19,764.79</b>
Credit Cards	
220000 Ramp	7,993.28

# Ace Pickleball Club Franchise, LLC

## Balance Sheet

As of June 30, 2025

	TOTAL
<b>Total Credit Cards</b>	<b>\$7,993.28</b>
Other Current Liabilities	
231000 Accrued expenses	31,405.03
232100 Deferred franchise fees	5,536,664.08
233200 Payroll tax to pay	1,407.02
235000 Lease Liability Short Term	0.00
<b>Total Other Current Liabilities</b>	<b>\$5,569,476.13</b>
<b>Total Current Liabilities</b>	<b>\$5,597,234.20</b>
Long-Term Liabilities	
251000 Lease Liability Long Term	42,252.44
<b>Total Long-Term Liabilities</b>	<b>\$42,252.44</b>
<b>Total Liabilities</b>	<b>\$5,639,486.64</b>
Equity	
313000 Ace Corp Investment in Franchise	150,100.00
320000 Retained Earnings	-4,439,523.94
Net Income	-1,772,860.01
<b>Total Equity</b>	<b>\$ -6,062,283.95</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ -422,797.31</b>

# Ace Pickleball Club Franchise, LLC

## Profit and Loss January - June, 2025

	TOTAL
Income	
410000 Franchise fee revenue	261,667.48
411000 Royalty revenue	188,510.93
412000 Technology fee revenue	41,994.29
Services	0.00
<b>Total Income</b>	<b>\$492,172.70</b>
Cost of Goods Sold	
511000 Franchise fee commissions	68,499.50
512000 Technology Fee Costs	34,749.85
<b>Total Cost of Goods Sold</b>	<b>\$103,249.35</b>
<b>GROSS PROFIT</b>	<b>\$388,923.35</b>
Expenses	
610000 Compensation and Benefits	1,405,885.25
620000 Advertising & marketing	124,917.26
630000 Legal & Professional Fees	120,122.33
640000 Office expenses	69,820.98
650000 Business Development	187,533.69
660000 Tech, Dues and Subscriptions	83,960.55
670000 Travel	148,710.59
680000 Utilities	12,230.61
<b>Total Expenses</b>	<b>\$2,153,181.26</b>
<b>NET OPERATING INCOME</b>	<b>\$ -1,764,257.91</b>
Other Income	
701000 Credit card rewards	7,151.16
<b>Total Other Income</b>	<b>\$7,151.16</b>
Other Expenses	
Unrealized Gain or Loss	0.00
691000 Depreciation	8,197.41
703000 Non-Reoccurring Expenses	7,555.85
<b>Total Other Expenses</b>	<b>\$15,753.26</b>
<b>NET OTHER INCOME</b>	<b>\$ -8,602.10</b>
<b>NET INCOME</b>	<b>\$ -1,772,860.01</b>