

FRANCHISE DISCLOSURE DOCUMENT



REAL DEALS, INC.
an Idaho corporation
1411 E. 4400 N.
Buhl, Idaho 83316
(208) 543-6300
nate@realdeals.net
www.realdeals.net

As a franchisee, you will operate a retail Shoppe offering home décor, furniture, home accessory, jewelry, clothing, personal accessories, food and beverage items, and other related merchandise and products.

The total investment necessary to begin operation of a Real Deals on Home Décor® franchise is \$1421,385 to \$2685,400. This includes the \$30,500 to \$32,000 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 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 Nate Kelsey at 1411 E. 4400 N. Buhl, Idaho 83316, nate@realdeals.net, and (208) 595-1148.

The terms of your contract will govern your franchise relationship. Don't rely on this disclosure document alone to understand your contract. Read your entire contract carefully. Show your contract and this document to an advisor, like an attorney 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 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 28, 2025



**ITEM 21
FINANCIAL STATEMENTS**

Our fiscal year ends on December 31st of each year. Attached as Exhibit "B" are our audited financial statements dated December 31, 2024, December 31, 2023, and December 31, 2022, [along with our unaudited interim financials for the period January 1, 2025, through June 30, 2025.](#)

**ITEM 22
CONTRACTS**

We have attached the following: as Exhibit "A," the Franchise Agreement and its Exhibits: including Exhibit "A-10" as the Franchisee's Report; and as Exhibit "C," the Release Agreement. All other contracts and agreements are to be entered into with persons of your choice and therefore cannot be attached.

**ITEM 23
RECEIPT**

The last 2 pages of this disclosure document contain a receipt, in duplicate. The receipt is a detachable acknowledgment that you have received this Franchise Disclosure Document. Both receipts should be signed and dated by you. One copy should be returned to us, and you should keep the other for your records. If you do not sign this receipt via our electronic signature platform, then you need to send us a signed and dated copy. You may return the signed and dated receipt by mailing it to us at 1411 E. 4400 N., Buhl, Idaho 83316, or by emailing it to us at legal@realdeals.net.



**EXHIBIT "B"
TO THE FDD**

FINANCIAL STATEMENTS

Audited Financials:
(attached)

December 31, 2024
December 31, 2023
December 31, 2022

*Unaudited Interim Financials:
(attached)

For the period January 1, 2025, through June 30, 2025

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



8. No statement, questionnaire, or acknowledgement 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 with the franchise.

~~9. Items 5 and 7 of the Disclosure Document is amended to add the following: "Payment of all initial franchise fees owed to the franchisor, or its affiliate, by the franchisee shall be deferred until after all initial obligations owed to the franchisee under the Franchise Agreement or other agreements have been fulfilled by the franchisor and the franchisee has commenced doing business."~~

Franchisee (Signature)

