

FRANCHISE DISCLOSURE DOCUMENT



Intelligration Capital BB, LLC
Charlotte, NC 28211
Tel: 803-753-4764
www.bobbysburgers.com
Michael@bobbysburgers.com

We offer franchises for the operation of restaurants under the “Bobby’s Burgers by Bobby Flay” name that offer quick-serve burgers and fries as well as other authorized food and beverages on an eat-in or take out basis in a family friendly setting with contemporary, warm, and lively décor (a “*Restaurant*”).

The total investment necessary to begin operation of a Bobby’s Burgers by Bobby Flay Restaurant ~~is estimated to be between~~ franchise is \$559,300 and \$3,167,800. This includes ~~\$86,500 to \$143~~40,000 that must be paid to us or our affiliate.

The total investment necessary to obtain development rights for the operation of three or more Restaurants ~~ranges from~~ is \$70,000 to \$190,000 (which assumes, on the low end, three Restaurants and, on the high end, 15 Restaurants). This includes \$70,000 to \$190,000 that must be paid to 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 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 Michael McGill, Intelligration Capital BB, LLC, 2115 Rexford Road, Suite 530, Charlotte, NC 28211, and 803-753-4764.

The terms of your contract will govern your franchise relationship. Do not rely on this 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’s Guide to Buying a Franchise,” which can help you understand how to use this Disclosure Document, is made available by 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.

Column 1 Type of Expenditure	Column 2 Amount		Column 3 Method of Payment	Column 4 When Due	Column 5 To Whom Payment is to be Made
	Low	High			
Uniforms	\$1,500	\$3,000	Lump Sum	Prior to Opening	Suppliers or Us
Additional Funds- 3 month initial period ⁽¹²⁾	\$45,000	\$100,000	As Incurred	As Incurred	Us, Employees, Various Third Parties Vendors, and Suppliers
TOTAL(13)	\$559,300	\$3,167,800			

NOTES.

(1) The Initial Franchise Fee for your first Restaurants is \$40,000. We have the right to reduce or waive the Initial Franchise Fee in certain cases. The Initial Franchise Fee is non-refundable. The Initial Franchise Fee includes the training expenses for two (2) individuals. There is a charge of \$2,500 per additional person attending the Training System. As described in Item 1, we offer the Veterans Incentive Program in connection with your Franchise Agreement for a new Restaurant if you meet the Veteran Incentive Qualifications. Prospective new and existing franchisees who meet the Veteran Incentive Qualifications will be provided with a 10% reduction of the Initial Franchise Fee.

(2) You must lease, sublease, license, or otherwise acquire the right to operate a Restaurant at the Premises. If you lease the Premises, the property owner, concessionaire, or landlord may require a security deposit, the amount of which generally ranges from one month of rent to three months of rent but may, in some instances, require payment of up to nine months of rent. The high range of the estimate in this Item 7 includes the payment of nine (9) months of rent at \$50,000 per month as a security deposit. The amount of your security deposit will vary and may be non-refundable. In addition, in certain lease transactions, the property owner may require you and your owners to personally guarantee the lease. Real estate costs vary considerably depending on fair market values; operator or third party contributions, size, condition, and location of the Premises; and municipal requirements. Construction costs also vary considerably depending on fair market values in your area; size, condition, location of the Premises; labor costs (union versus non-union); and equipment requirements. The square footage generally needed to establish a Restaurant is between 800 and 3,600 square feet.

(3) This is an estimate of the rent you will pay during the first three months of operation of your Restaurant.

(4) The broker's fee is typically 3% of the total lease amount and is estimated to be between \$0 and \$360,000. All or part of the real estate broker's fee is typically paid by the Landlord. If the Landlord pays the real estate broker's fee, you will not pay a broker's fee.

(5) You must pay the travel and living expenses for at least two people to attend the Training System, which is currently located in Charlotte, North Carolina, or at a certified training restaurant. Your travel and living expenses will include airfare, hotel, and food for approximately three weeks. This amount may be significantly higher if you reside in certain remote areas or if you and we agree that you may bring more

**ADDENDUM TO FRANCHISE AGREEMENT
REQUIRED FOR ILLINOIS FRANCHISEES**

This Addendum to Bobby's Burgers by Bobby Flay Franchise Agreement dated _____ ("*Franchise Agreement*") between INTELLIGRATION CAPITAL BB, LLC and _____ ("*you*") is entered into simultaneously with the execution of the Franchise Agreement.

1. The provisions of this Addendum form an integral part of and are incorporated into the Franchise Agreement. This Addendum is being executed because: (A) the offer or sale of the franchise to you was made in the State of Illinois; (B) you are a resident of the State of Illinois; and/or (C) the Restaurant will be located or operated in the State of Illinois.

2. ~~The following sentence is added at the end of Section 30(b) of the Franchise Agreement:~~

~~Notwithstanding the foregoing,~~ Illinois law shall govern ~~this~~ Franchise Agreement and Development Agreement.

3. The following sentence is added to the end of Section 30(c) of the Franchise Agreement:

In conformance with Section 4 of the Illinois Franchise Disclosure Act, any provision in a franchise agreement that designates jurisdiction and venue in a forum outside of the State of Illinois is void. However, a franchise agreement may provide for arbitration to take place outside of Illinois.

4. The following sentence is added at the end of Section 30(g) of the Franchise Agreement:

Section 27 of the Illinois Franchise Disclosure Act provides that causes of action under the Act must be brought within the earlier of: 3 years of the violation, 1 year after the franchisee becomes aware of the underlying facts or circumstances or 90 days after delivery to the franchisee of a written notice disclosing the violation.

5. The following sentence is added as a new Section 42 of the Franchise Agreement:

Section 41 of the Illinois Franchise Disclosure Act provides that any condition, stipulation, or provision purporting to bind any person acquiring any franchise to waive compliance with the Illinois Franchise Disclosure Act or any other law of Illinois is void.

6. Your rights upon termination and non-renewal of a Franchise Agreement are set forth Sections 19 and 20 of the Illinois Franchise Disclosure Act.

7. The following provision is added to the terms of the Franchise Agreement and Development Agreement Rider:

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 behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise. Any capitalized term that is not defined in this Addendum shall have the meaning given it in the Franchise Agreement.

8. Except as expressly modified by this Addendum, the Franchise Agreement remains unmodified and in full force and effect.

Exhibit M
State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the states, or be exempt from registration: California, 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	Pending 5/5/2025
Illinois	Pending 4/18/2025
Indiana	Pending 4/17/2025
Maryland	Pending
Michigan	4/21/2025
Minnesota	Pending
New York	Pending
Virginia	Pending
Wisconsin	4/18/2025

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.