



FRANCHISE DISCLOSURE DOCUMENT

CarePatrol Franchise Systems, LLC

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CarePatrol Franchise Systems, LLC (“CarePatrol”) offers franchises for the operation of a business that provide senior living placement, referral and consulting services for families in need of independent living community, assisted living community, memory care, nursing home, or similar facility for the seniors in their lives.

The total investment necessary to begin operation of a CarePatrol franchise is \$64,920 to \$135,770. This includes \$35,395 to \$72,395 that must be paid to the franchisor or its affiliate(s).

The total investment necessary to develop two (2) or three (3) CarePatrol franchises is \$98,320 to \$256,620. This includes \$55,990 to \$162,395 that must be paid to the franchisor or its affiliate(s).

At our discretion, we may offer to qualified candidates the right to purchase more than one, single unit franchise. Qualified candidates that are allowed to purchase additional franchises will be required to sign a separate franchise agreement for each franchise they purchase.

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, 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 to you. To discuss the availability of disclosures in different formats, contact David Tarr at 900 Wilshire Dr., Suite 102, Troy, MI 48084-1600, (480) 626-2450, dtarr@bestlifebrands.com.

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.

TABLE 4 - STATUS OF COMPANY-OWNED OUTLETS FOR YEARS 2022 TO 2024

STATE	YEAR	OUTLETS AT START OF YEAR	OUTLETS OPENED	OUTLETS REACQUIRED FROM FRANCHISEE	OUTLETS CLOSED	OUTLETS SOLD TO FRANCHISEE	OUTLETS AT END OF YEAR
Totals	2022	0	0	0	0	0	0
	2023	0	0	0	0	0	0
	2024	0	0	0	0	0	0

TABLE 5 - PROJECTED OPENINGS AS OF DECEMBER 31, 2024

STATE	FRANCHISE AGREEMENTS SIGNED BUT OUTLET NOT OPENED	PROJECTED NEW FRANCHISED OUTLETS IN THE NEXT FISCAL YEAR	PROJECTED NEW COMPANY- OWNED OUTLETS IN THE NEXT FISCAL YEAR
Arizona	0	1	0
California	6	6	0
Connecticut	0	1	0
Florida	2	4	0
Idaho	1	1	0
Illinois	0	2	0
Massachusetts	0	1	
New Jersey	5	3	0
New York	0	1	0
North Carolina	1	1	0
Pennsylvania	0	1	0
South Carolina	0	1	0
Texas	1	2	0
Virginia	1	1	0
Washington	1	1	0
Wyoming	0	1	0
Total	22	30	0

A list of all current CarePatrol franchisees is attached to this Disclosure Document as EXHIBIT ~~FG~~, including their names and the addresses and telephone numbers of their outlets as of December 31, 2024.

EXHIBIT G lists the name, city and state, and the current business telephone number (or, if unknown, the last known home telephone number) of every franchisee who had an outlet terminated, canceled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the franchise agreement during our most recently completed fiscal year or who has not communicated with us within 10 weeks of the issuance date of this Disclosure Document. No franchisees have signed confidentiality clauses in the past three years restricting their ability to speak about their experience as a franchisee. There are no trademark-specific franchisee organizations required to be disclosed in this Item. **If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.**

ITEM 21

FINANCIAL STATEMENTS

Exhibit A includes the audited consolidated financial statement of CFC Holding Company, LLC, the parent of our parent, Best Life Brands, LLC for fiscal years 2022, 2023, and 2024. CFC Holding Company, LLC