

## FRANCHISE DISCLOSURE DOCUMENT

2024

Cabin Coffee Franchising, Inc.

An Iowa Corporation

408 South 15th Street

Clear Lake, IA 50428

Telephone 641.357.4736

<https://cabincoffeecompany.com/>

### **Cabin Coffee Co.®**

The franchisee will operate at least one “Cabin Coffee Co.” artifact-themed coffee café and restaurant operation (hereinafter a “Licensed Business”) that specializes in the preparation and merchandising of specialty coffees and coffee blends, other drinks, baked goods, soups, breakfast and lunch sandwiches, salads and other related food items.

The total investment necessary to begin operation of a Licensed Business is from \$350,000 - \$2,000,000. This includes \$40,000 that must be paid as the initial franchise fee as well as \$15,000 for training that must be paid 2 weeks before training begins. These payments must be paid to Cabin Coffee Franchising, Inc. In the event franchisee commits to opening multiple Licensed Businesses (a Committed Franchisee), the initial franchisee fee for the first Licensed Business shall be \$40,000 and the training fee for the first Licensed Business shall be \$15,000 that must be paid 2 weeks before training begins. For Committed Franchisees, subsequent Licensed Businesses, however, shall have an initial fee of \$30,000 per Licensed Business and a training fee of \$10,000 per Licensed Business. Half of the initial fees for subsequent Licensed Businesses is due when the franchise fee for the first Licensed Business is due. For example, if a Committed Franchisee commits to opening three Licensed Businesses, the Committed Franchisee will pay an initial franchise fee of \$40,000 for the first Licensed Business as well as a \$15,000 training fee payable two weeks before training for the first Licensed Business begins. Along with paying the initial franchise fee of \$40,000 for the first Licensed Business, the Committed Franchisee will also pay \$30,000 (\$15,000 which is half the franchise fee of the second Licensed Business + \$15,000 which is half the franchise fee of the third Licensed Business). When the Committed Franchisee signs the License Agreement for the second Licensed Business, the Committed Franchisee will pay the other half of the initial franchise fee (\$15,000) for the second Licensed Business as well as the training fee \$10,000 for the second Licensed Business two weeks before training for the second Licensed Business begins. When the Committed Franchisee signs the License Agreement for the third Licensed Business the Committed Franchisee will pay the other half of the initial franchise fee (\$15,000) for the third Licensed Business as well as the \$10,000 training fee for the third Licensed Business payable two weeks before training for the third Licensed Business begins.

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 14 calendar days before you sign a binding agreement with, or make any payment to Cabin Coffee Franchising Inc. or an affiliate in connection with the proposed franchise sale or grant. **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 Cabin Coffee Franchising Inc. at 408 South 15<sup>th</sup> Street, Clear Lake, IA 50428, Telephone 641.357.4736.

The terms of your contract will govern your franchise relationship. Don't rely on the disclosure document alone to understand your contract. Read your entire 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 be laws on franchising in your state. Ask your state agencies about them.

**Cabin Coffee Co.**

Effective date: January 1, 2024

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~~Cabin Coffee Franchising, Inc.  
408 South 15th Street  
Clear Lake, IA 50428  
641.357.4736~~

~~The franchisee will establish and operate one or more retail sales locations specializing in the sale of specialty coffees and food items in one or more Licensed Businesses under the trademark Cabin Coffee Co.®~~

~~The initial franchise fee for a franchise is \$40,000 that must be paid as the initial franchise fee as well as \$15,000 for training that must be paid 2 weeks before training begins. For Committed Franchisees (franchisees who commit to opening multiple Licensed Business), the initial franchise fee for each additional franchise is \$30,000 per franchise and the training fees for each additional franchise is \$10,000 per franchise. The estimated initial investment required, including the initial franchise fee(s), ranges from approximately \$350,000—\$2,000,000 for a Cabin Coffee.~~

### **Risk Factors:**

Information about comparisons of franchisors is available. Call the state administrators listed in Exhibit F or your public library for sources of information.

**Registration of this franchise with the state does not mean that the state recommends it or has verified the information in this disclosure document.** If you learn that anything in this disclosure document is untrue, contact the Federal Trade Commission and/or the state agency listed on Exhibit F.

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