



FRANCHISE DISCLOSURE DOCUMENT

Legacy Franchise Group, LLC
d/b/a Country Kitchen International
A Tennessee Limited Liability Company
6405 Century Avenue, Ste. 001
Middleton, Wisconsin 53562
Phone: (608) 203-7602
www.countrykitchenrestaurants.com

As a franchisee you will own and operate a Country Kitchen restaurant (a “Country Kitchen”), specializing in family dining, hand-made food cooked to order and related dine-in, carry-out and beverage service in an atmosphere resembling a farmhouse country kitchen.

The total investment necessary to begin operation of a Country Kitchen ranges from \$565,000 to \$1,674,000 for a standard Country Kitchen and \$415,000 to 889,000 for a limited service café style Country Kitchen, exclusive of the cost of real estate. These totals include \$40,000 that must be paid to the franchisor. The amount paid to the franchisor will increase if you also sign an Area Development Agreement because that agreement requires that in addition to payment of the \$40,000 initial franchise fee for the first Country Kitchen you also are required to pay us a deposit of \$20,000 for each additional Country Kitchen to be opened under the Area Development Agreement.

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 us, or make any payment to us in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

The terms of your contract will govern your franchise relationship with us. Don’t rely on the disclosure document alone to understand your franchise agreement. Read all of your franchise agreement carefully. Show your franchise agreement 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 (“FTC”). 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 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.

DECEMBER ~~12~~10, 2024

Start-Up Supplies	\$1,500	\$2,500	As Incurred	Prior to Opening	Third Parties
Additional Funds – 3 months ⁽¹²⁾	\$50,000	\$100,000	As Arranged	As Incurred	Approved Vendors, Third Parties
Total Franchise Business Cost (Excluding Real Estate) ^{(13), (14)}	\$415,000	\$884,000 <u>89,000</u>			

Footnotes to Item 7:

1. **Initial Franchise Fee.** The initial franchise fee and any fee payable under an ADA are also discussed in Item 5. The ADA required you to pay a deposit equal to the full Franchise Fee of \$40,000 for the first Country Kitchen plus an amount equal to \$20,000 for each additional Country Kitchen you are obligated to open under the ADA. These fees are paid to us when the ADA is executed and are not refundable. We will credit \$20,000 towards the Franchise Fee for each Country Kitchen opened under the ADA after the first Country Kitchen. If you sign an ADA, we offer a reduced Franchise Fee for the second and subsequent Country Kitchens opened during the Term of the ADA. If you are a party to our ADA and develop a second Country Kitchen, the Franchise Fee is \$35,000 and for third and additional Country Kitchens the Franchise Fee is \$25,000.
2. **Rent, Deposits, Licenses and Permits.** We estimate the rent, deposits, licenses and permits to be \$13,500 to \$44,500 for the initial month. Various permits may be required and may include building inspection fees and occupational license fees. If you do not already own adequate space, you will have to purchase or lease land and a building. Typical locations are shopping centers, urban commercial areas and suburban shopping areas. These locations vary in size from 2,500 to 5,000 square feet with seating capacities of 75 to 200 guests. Freestanding locations in suburban areas will require 1 to 1.25 acres of land and adequate parking facilities. The cost of commercial land or space, whether you lease or buy, varies considerably depending on the location and conditions affecting the local market for commercial property.

You will usually be required to pay a security deposit for leased premises. Typically, the security deposit will be equal to one month's lease payment, but this amount will vary depending upon negotiations with the landlord. Security deposits should not exceed an average of two months' rent on the property.

Local, municipal, parish/county, state and/or federal regulations vary on what licenses and permits are required by you to operate your Country Kitchen. Such license and permit fees are paid to these respective governmental authorities. The figures included in the chart above include the estimated cost of these licenses, including the ServSafe certification.

RECEIPT
(YOUR COPY)

This disclosure document summarizes certain provisions of the franchise agreement and other information in plain language. Read this disclosure Document and all agreements carefully.

If Legacy Franchise Group, LLC offers you a franchise, it must provide this disclosure document to you 14 calendar-days before you sign a binding agreement with, or make a payment to, the franchisor or an affiliate in connection with the proposed franchise sale.

New York law and Rhode Island law both require that Legacy Franchise Group, LLC, give you this disclosure document at the earlier of the first personal meeting or 10 business days before the execution of the franchise or other agreement or the payment of any consideration that relates to the franchise relationship.

If Legacy Franchise Group, LLC, does not deliver this disclosure document on time or if it contains a false or misleading statement, or a material omission, a violation of federal and state law may have occurred and should be reported to the Federal Trade Commission, Washington, D.C. 20580 and the applicable state franchise agency listed in EXHIBIT A.

ISSUANCE DATE: December 10, 2024

The Franchisor is: Legacy Franchise Group, LLC, 6405 Century Avenue, Ste. 001, Middleton, Wisconsin 53562 (608) 203-7602. The franchise seller(s) for this Country Kitchen franchise is Charles Mocco, our Chief Executive Officer.

Legacy Franchise Group authorizes the respective state agencies identified on Exhibit B to receive service of process for it in the particular state.

I have received a disclosure document dated December 10, 2024 that included the following exhibits:

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| A List of State Franchise Administrators | G State Addendum |
| B List of Agents for Service of Process | H Table of Contents for Manual |
| C Franchise Agreement | I [INTENTIONALLY BLANK] |
| D Area Development Agreement (if applicable) | J Financial Statements |
| E List of Franchised Outlets | K State Effective Dates |
| F Sample Release | L Receipts |

PLEASE SIGN AND DATE BOTH RECEIPTS AND RETURN ONE COPY TO: Legacy Franchise Group, LLC, 6405 Century Avenue, Ste. 001, Middleton, Wisconsin 53562 email to cmocco@countrykitchen.net, or via Fax: (608) 826-9080.

/ /20		
Date	Signature	Printed Name

