

Special Risks to Consider About *This* Franchise

Certain states require that the following risk(s) be highlighted:

1. **Out-of-State Dispute Resolution.** The franchise agreement requires you to resolve disputes with the franchisor by mediation, arbitration, or litigation only in Florida. Out-of-state litigation may force you to accept a less favorable settlement for disputes. It may also cost more to mediate, arbitrate, or litigate with the franchisor in Illinois than in your own state.
2. **Supplier Control.** You must purchase all or nearly all of the inventory or supplies that are necessary to operate your business from the franchisor, its affiliate, or suppliers that the franchisor designates, at prices the franchisor or they set. These prices may be higher than prices you could obtain elsewhere for the same or similar goods. This may reduce the anticipated profit of your franchise business.
3. **Financial Condition.** The Franchisor's financial condition as reflected in its financial states (Item 21) calls into question the Franchisor's financial ability to provide services and support to you.
4. **Short Operating History.** The franchisor is at an early stage of development and has a limited operating history. This franchise is likely to be a riskier investment than a franchise in a system with a longer operating history.
5. **Mandatory Minimum Payments.** You must make minimum royalty or advertising fund payments, regardless of your sales levels. Your inability to make the payments, may result in termination of your franchise and loss of your investment.

Certain states may require other risks to be highlighted. Check the "State Specific Addenda" (if any) to see whether your state requires other risks to be highlighted.

ITEM 1 - THE FRANCHISOR AND ANY PARENTS, PREDECESSORS, AND AFFILIATES

In this disclosure document, “we”, “us,” or “our” refer to Mobility Plus Stores, LLC. “You” means the person to whom we grant a franchise. If you are a corporation, limited liability company, or other entity, each owner of the franchise entity must also sign the franchise agreement, which means that all of the franchise agreement’s provisions also will apply to your owners.

Our name is Mobility Plus Stores, LLC. We are a Florida limited liability company. We were formed on August 22, 2023. We use the names “Mobility Plus Stores, LLC” and “Mobility Plus”. We do not intend to use any other names to conduct business. We offer a franchise distribution system under a License Agreement dated August 2, 2023 (as described in Item 13) with Mobility Plus Systems, LLC, our affiliate. Our agent for service of process in Florida is Abbie Hodge, Florida Filing & Search Service, Inc., 155 Office Plaza Drive, Tallahassee, Florida 32301. Our agents for service of process in other states are disclosed in Exhibit A.

Our Parents and Predecessors

We are a direct, wholly-owned subsidiary of Mobility Plus Holdings, LLC (“Parent”). The principal business address of Mobility Plus Holdings, LLC is 601 Brickell Key Drive, Suite 700, Miami, FL 33131.

We do not have any predecessors.

Our Affiliates

We currently have no affiliates required to be included in this item except as provided below.

Our affiliate, Mobility Plus LLC (“MP”), is an Illinois limited liability company formed on August 30, 2007.

Our affiliate, Mobility Plus IP, LLC (“MPIP”), is a Florida limited liability company formed on August 22, 2023. MP owns the MOBILITY PLUS trademarks that it licenses to us.

Our affiliate, Mobility Plus Systems, LLC (“MPS”), is an Illinois limited liability company formed on March 13, 2013.

Our affiliate, Mobility Plus Home Access, LLC (“MPHA”), is a Florida limited liability company formed on August 22, 2023.

The principal place of business of Mobility Plus Stores, LLC, MPIP, and MPHA is 601 Brickell Key Drive, Suite 700, Miami, FL 33131. The principal place of business of MP and MPS is 2815 Forbs Ave., Suite 107, Hoffman Estates, Illinois 60192.

The remainder of this page has been left blank intentionally.

exceeds the amount specified as the maximum amount required by us for any type of insurance, that higher amount required for the National Account work will apply.

D. Software and hardware. You must use the software and hardware that we specify. We will provide certain software that we provide to you in exchange for the Technology Fee (see Item 11 for more details).

E. Point-of-Sale Starter Package. You must purchase a Point-of-Sale Starter Package from us. We negotiate purchase arrangements with suppliers, including price terms, for the benefit of franchisees.

Our affiliate, Mobility Plus, LLC, operates as a purchaser of inventory from vendors on behalf of franchisees. Otherwise, neither we nor any affiliate is currently a supplier of any other good or service that you must purchase, although we reserve to the right to be a supplier (or the sole supplier) of a good or service in the future. None of our officers owns an interest in any supplier to our franchisees.

If you want to use a supplier that is not on our list of approved suppliers, you must request our approval in writing. We will grant or revoke approvals of suppliers based on criteria appropriate to the situation, which may include evaluations of the supplier's capacity, quality, financial stability, reputation, and reliability; inspections; product testing, and performance reviews. Our criteria for approving suppliers are not available to you. We permit you to contract with alternative suppliers who meet our criteria only if you request our approval in writing, and we grant approval. We will provide you with written notification of the approval or disapproval of any supplier you propose within 30 days after receipt of your request. We do not charge a fee for our review of alternative suppliers. We may grant approvals of new suppliers or revoke past approvals of suppliers on written notice to you, or by updating our Manual.

We issue specifications and standards to you for applicable aspects of the franchise in our Manual and/or in written directives. We may issue new specifications and standards for any aspect of our brand system, or modify existing specifications and standards, at any time by revising our Manual and/or issuing new written directives (which may be communicated to you by any method we choose). We will generally (but are not obligated to) issue new or revised specifications only after testing in our headquarters or in our company-owned outlet.

We estimate that the required purchases and leases to establish your business are 70% to 85% of your total purchases and leases to establish your business. We estimate that the required purchases and leases of goods and services to operate your business are 70% to 85% of your total purchases and leases of goods and services to operate your business.

Currently, we do not derive revenue from the required purchases and leases by franchisees, nor do we receive payments from any designated suppliers based on purchases by you or other franchisees. However, the franchise agreement does not prohibit us from doing so. Since we did not have any franchisees operating as of December 31, 2023, neither we nor our affiliate received revenue from purchase by our franchisees of inventory and other products in 2023.

Certain suppliers currently pay our affiliate rebates based on franchisee purchases.

TRAINING PROGRAM

Subject	Hours of Classroom Training	Hours of On-The-Job Training	Location
Welcome to Mobility Plus	.5	-	Online (live)
Kickoff - Business Overview, Building the Brand, Educating the Community	2	-	Online (live)
Basic Training – Technology and Operations Setup	2	-	Online (live)
Operations	6	-	Online (live)
Marketing	2	-	Online (live)
Rentals	1	-	Online (live)
Technical	2	-	Online (live)
Product Ordering/Measuring	1	-	Online (live)
Showroom Setup	1	-	Online (live)
Point of Sale Training*	4.5	-	Online (live)
Security and Compliance	1	-	Online (live)
Home Safety Certification Training*	5	-	Online (live)
Manufacturer Training*	16	-	Online (live)
QuickBooks Online Training*	2	-	Online (live)
Wrap-Up and Post Training Next Steps	2	-	Online (live)
TOTALS:	48		

* Training provided by third parties.

Training classes will be scheduled in accordance with the needs of new franchisees. Training will be held online using Microsoft Teams. Training materials will be emailed or shipped to you prior to training. The instructional materials consist of the Manual and other materials, lectures, discussions, demonstration, and practice. Training classes online and/or at our location will be managed by Robert Landolfi. His experience is described in Item 2. He has 9 years of experience in our industry and with Mobility Plus. There is no fee to attend initial training for new franchisees for a new location, but there is a Training Fee of \$5,000 if (1) you purchase an existing Mobility Plus Business or (2) you purchase a second or other multiple Mobility Plus Business and attend our initial training program. You must attend training. You may designate additional people of your choice to attend training. You must complete training to our satisfaction at least two weeks before opening your business. We do not currently require additional training programs or refresher courses, but we have the right to do so. You will be responsible for all expenses, including, without limitation, travel, room, and board, incurred by you and your employees in attending training.

ITEM 21 - FINANCIAL STATEMENTS

Exhibit ~~E~~D contains the audited beginning balance sheet of our Parent, Mobility Plus Holdings, LLC as of September 7, 2023 and the audited financial statements of our Parent, Mobility Plus Holdings, LLC as of December 31, 2023. Since neither we nor our Parent has been in operation for 3 years, we cannot provide the requisite financial statements. Also included at Exhibit ~~E~~D are the unaudited balance sheet and statement of income for Mobility Plus Holdings, LLC as of ~~March~~July 31, 2024.

Mobility Plus Holdings, LLC guarantees our performance under the Franchise Agreement. A copy of the Parent guaranty is included in Exhibit H.

Our fiscal year end is December 31.

ITEM 22 - CONTRACTS

The following agreements are attached as exhibits to this Franchise Disclosure Document:

- Exhibit B. Franchise Agreement
- Exhibit C. Form of General Release
- Exhibit G. Multi-Unit Development Program Addendum

Before signing the Franchise Agreement, you must complete and sign a Franchisee Disclosure Questionnaire, a copy of which is attached to the Franchise Agreement (Exhibit B) as Attachment 6. The purpose of this Questionnaire is to indicate your receipt of various documents and other information.

ITEM 23 - RECEIPTS

Detachable documents acknowledging your receipt of this disclosure document are attached as the last two pages of this disclosure document.