



**SWEAT EQUITY GROUP, LLC DBA - PERSPIRE SAUNA STUDIO**  
**129 Cabrillo St., Suite 200, Costa Mesa, CA 92627**  
**Tel: 949.669.1758 Ext. 313 and 612-207-8105**  
**franchise@perspiresaunastudio.com www.perspiresaunastudio.com**

As a PERSPIRE SAUNA STUDIO franchisee, you will offer infrared sauna sessions, chromotherapy and relaxation to your clientele, and related services and ancillary related merchandise under the Mark "PERSPIRE SAUNA STUDIO."

The total investment necessary to begin the operation of a PERSPIRE SAUNA STUDIO franchised business is from \$434,712 to \$882,253. This includes an initial franchise fee of \$50,500 to \$51,500 that must be paid to us or our affiliates. If you sign an Area Development Agreement you will also pay the minimum of \$70,000 for two additional franchised locations, you agree to open.

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 for you. To discuss the availability of disclosures in different formats, contact Jackie Mendes at 949-669-1758 x313 or email us at franchise@perspiresaunastudio.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. 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 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 also be laws on franchising in your state. Ask your state agencies about them.

ISSUANCE DATE: May 6, 2024 as amended June 6, 2024

Type of Fee (1)	Amount	Due Date	Remarks
			enforcement of any term of the Franchise Agreement
Preferred Vendor Payments	Amount past due after 60 days	Upon invoice	If we are required to make payments for past due invoices to preferred vendors on your behalf
Compliance Reimbursement	Will vary depending on cost incurred	Upon invoice	If we have to reinspect your premises for failing initial compliance inspections
* Except for products and service purchases described in Item 8, and except as otherwise noted in the Remarks Section of this Item 6, all fees are uniformly imposed and collected by are paid to us. Except as noted above, all fees are non-refundable.			

**NOTES:**

Note 1. Unless otherwise noted, all fees are uniformly imposed, are payable to us and are not refundable. All of the above fees payable to us will be payable by automatic electronic funds withdrawal from your designated bank account.

Note 2. ~~Your Royalty~~ The abatement period (i.e. the delay in collecting royalty) only applies if the agreement was signed in connection with a development agreement and you are in compliance with your development schedule or if you are opening a single unit without a development agreement, the unit must open before the first anniversary of the effective date of your franchise agreement. If these conditions do not apply, then you start paying royalty when you open. Your royalty payment is based on the total gross revenues that are received by you each month from all single use, package and membership fees, retail, and all other revenues from the operation of your Franchised Business less any taxes. The term “total gross monthly revenues” means the total amount of such fees paid to you from your members and customers, exclusive of any federal, state or local tax deductions or offsets. Members generally will pay membership fees by automatic withdrawal from a bank account, credit card or debit card, or other means of payment.

**ITEM 7  
ESTIMATED INITIAL INVESTMENT**

**YOUR ESTIMATED INITIAL INVESTMENT**

**A. Franchise Agreement. \_**

Type of Expenditures	Estimated Amount		Method of payment	When due	To whom payment is made
	Low	High			
1) Initial Franchise Fee	\$45,000	\$45,000	Lump Sum	On signing Franchise Agreement	Us
2) Initial Equipment Package (Saunas)	\$58,550	\$72,050	As Arranged	As Arranged	Approved supplier
3) Travel Expenses During Training at our offices	\$0	\$2,700	As Incurred by you	As Incurred	Transportation, Hotels Restaurants
4) Three Months' Rent and Deposits	\$0	\$45,000	As Arranged	Monthly	Landlord

### State Effective Dates

The following states have franchise laws that require that the Franchise Disclosure Document be registered or filed with the state, 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
Hawaii	Pending
Illinois	Pending
Indiana	Pending
Maryland	<del>Pending</del> <a href="#">June 5, 2024 as amended</a>
Michigan	May 31, 2024
Minnesota	Pending
New York	Pending
North Dakota	Pending
Rhode Island	<del>Pending</del> <a href="#">June 3, 2024 as amended</a>
South Dakota	May 9, 2024
Virginia	Pending
Washington	Pending
Wisconsin	May 9, 2024 <a href="#">as amended</a>

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.

## 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 Sweat Equity Group, LLC/Perspire Sauna Studio 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 and Rhode Island require that we 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.

Michigan, Oregon and Wisconsin require that we give you this disclosure document at least 10 business days before the execution of any binding franchise or other agreement or the payment of any consideration, whichever occurs first.

If Sweat Equity Group, LLC/Perspire Sauna Studio 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 law and state law may have occurred and should be reported to the Federal Trade Commission, Washington, DC 20580 and the state agency listed on Exhibit A.

The franchisor is Sweat Equity Group, LLC, located at 129 Cabrillo St. Suite 200, Costa Mesa, CA 92627. Its telephone number is 949-6691758.

Issuance date: May 6, 2024 as amended June 6, 2024, 2024. This date is not the same as the State effective date.

The franchise seller for this offering is Jackie Mendes, Jared Deptula, Lee Braun all located at: 129 Cabrillo St. Suite 200, Costa Mesa, CA 92627; and:

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Sweat Equity Group, LLC authorizes the respective state agencies identified on Exhibit A to receive service of process for it in the particular state.

I received a disclosure document dated May 6, 2024 as amended June 6, 2024, that included the following Exhibits:

Exhibit A – List of State Administrators/Agents for Service of Process  
Exhibit B – Nondisclosure & Non-Use Agreement  
Exhibit C – Franchise Agreement with Appendices (A) Ownership Addendum, (B) Personal Guaranty, (C) Owner Personal Covenants, (D) Silent Investors, (E) Assignment of Telephone Numbers, (F) Lease Provisions, (G) Location, (H) Standard Form SBA Addendum, and (I) ACH EFT Form  
Exhibit D – Area Development Agreement  
Exhibit E – Financial Statements  
Exhibit F – List of Franchisees  
Exhibit G – Form of Release  
Exhibit H – State Specific Addenda  
Exhibit I – Ops Manual Table of Contents  
State Effective Dates  
Receipt Pages

Date: \_\_\_\_\_  
(Do not leave blank)

\_\_\_\_\_  
Signature of Prospective Franchisee

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Signature of Prospective Franchisee  
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