



FRANCHISE DISCLOSURE DOCUMENT

Blue Eagle Franchising, LLC

FOR USE IN NEW YORK, MARYLAND, AND MINNESOTA



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 and/or litigation only in Kansas. Out-of-state mediation, arbitration, or 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 Kansas than in your own state.
2. **Unregistered Trademark.** The primary logo/design trademark that you will use in your business is not federally registered. If the franchisor's right to use this trademark in your area is challenged, you may have to identify your business and its products or services with a logo/design mark that differs from that used by other franchisees or the franchisor. This change can be expensive and may reduce brand recognition of the products or services you offer.
3. **Financial Condition.** The franchisor's financial condition, as reflected in its financial statements (see 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

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.

John Lederhaus	Blue Eagle Franchising, LLC	COO	May 2022 to the present
	Blue Eagle Investigations, Inc.; Paola, Kansas	COO	May 2022 to the present
	Lederhaus Investigations, LLC; Lexington, South Carolina	President	January 2002 to present

**ITEM 3
LITIGATION**

Filed: November 28, 2023, in the Johnson County District Cour, State of Kansas; Blue Eagle Franchising, LLC v. Blue Eagle of Michigan LLC and Steven Taylor. Case No. 23LA09795. Plaintiff filed claims to enforce the promissory note entered into by Defendants with Plaintiff. [Defendant failed to answer and a default judgment was entered against Defendant on April 12, 2024.](#)

Other than described above, no litigation is required to be disclosed in this Item.

**ITEM 4
BANKRUPTCY**

No bankruptcy is required to be disclosed in this Item.

**ITEM 5
INITIAL FEES**

Initial Franchise Fee

On the signing of the franchise agreement, all franchisees pay an initial franchise fee that is set depending on the population of the territory which you are purchasing as follows:

Type of Territory	Population	Initial Franchise Fee
Large Market Territory	More than ten million people	\$100,000
Mid-Market Territory	Five million to ten million people	\$75,000
Small Market Territory	Less than five million people	\$50,000

The amounts payable to us or an affiliate for the initial franchise fee are payable in installments as set forth in Item 10. We offer a 25% discount on the initial franchise fee for territories located in states west of the Mississippi river.

Additional Franchise Purchases

During the term of your franchise, you may purchase additional franchises for the reduced franchise fee equal to 10% off the then-current initial franchise fee, and you must sign the then-current franchise agreement. This option will only be available to you if there are franchise territories available, you meet our then-current criteria for new franchisees, you are current and not in default of your franchise agreement and, in our sole discretion, we determine to sell you another franchise.

Deposit Agreement

In addition, you may sign a deposit agreement (Exhibit “G”) to reserve your franchise for up to 30 days. The non-refundable deposit fee is \$5,000 for a single territory and which is applied to the initial



³ Travel, Lodging, Food, and Other Expenses While Training. You are responsible to pay all travel, lodging, food, and other expenses for your attendees during training directly to the supplier (hotels, airlines, restaurants, rental car companies, etc.). We estimate that you will have 2 people attend training. These costs will vary widely as a function of the distance traveled and the choice of accommodations, meals and transportation.

⁴ Real Estate Improvements. The majority of our franchisees operate their franchise business from a home office. You are not required to have an office outside of your home, and as such, we are not providing an estimate for real estate or associated security deposits, improvements or fixturation.

⁵ Equipment and Supplies. Included in this estimate are the cost of investigation and surveillance cameras, recording devices, and other relevant accessories. If you already have the required equipment that meets our standards and specifications, you will not need to purchase additional equipment. This is only an initial supply and will require replenishment on a regular on-going basis based on your franchise business.

⁶ Computer and Mobile Phone. The high range is if you do not have a computer and/or business mobile phone that is compatible with our requirements and required software.

⁷ Software. If you do not have the required software licensed, you must license the software from us, our affiliate, or a third-party supplier. The software currently licensed from us is CrossTrax and Google Suite. The low range is for a single user and the high range is for 3 users.

⁸ Vehicle. You are required to have a suitable surveillance vehicle. The low estimate assumes that you already have a vehicle and the high assumes you will need to purchase or lease.

⁹ Miscellaneous Costs. These miscellaneous costs include legal fees, utility set up fees, business entity organization expenses, employee training, deposits, insurance and licenses. The cost of insurance may vary depending on the insurer, the location of your franchise business, and your claims history. ~~We strongly recommend that you hire a lawyer, accountant, and other professionals to advise you on this franchise offering.~~ Rates for professionals can vary significantly based on locale, area of expertise and experience.

¹⁰ Opening Inventory. Opening inventory items include marketing materials and related supplies. This is only an initial supply and will require replenishment on a regular on-going basis based on the volume of sales for your franchise business.

¹¹ Advertising. This estimates the cost of advertising for the first 3 months of operations.

¹² Additional Funds. This estimates your operating expenses during your first 3 months of operations, not including cash flows. Employee compensation is between you and your employees and may vary widely. Additionally, if you elect to finance your investment, you need to account for the additional costs of repaying that financing. We have relied upon the experience since 1994 of our principals, and the experience of our franchisees in opening and operating territories to compile these estimates.

¹³ Total. These figures are estimates for the development of a single franchise territory, and we cannot guarantee that you will not have additional expenses starting your franchise business. All purchase agreements or leases must be negotiated with suppliers. For any items purchased from us or an affiliate, we require immediate payment.

6. Any limitation of claims must comply with Minn. Stat. ' 80C.17, subdivision 5.
7. Any fee regarding insufficient funds for a dishonored check must comply with Minn. Stat. § 604.113, subdiv. 2(a), which puts a cap of \$30 on service charges.
8. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed with the franchise.
9. Items 5 and 7 of the Disclosure Document is amended to add the following: “Payment of all initial franchise fees owed to the franchisor, or its affiliate, by the franchisee shall be deferred until after all initial obligations owed to the franchisee under the Franchise Agreement or other agreements have been fulfilled by the franchisor and the franchisee has commenced doing business.”

Franchisee (Signature)



**EXHIBIT “C”
TO THE FDD**

SCHEDULE OF FRANCHISEES:

As of December 31, 2023

	Location/Territory	Owner	Email Address Phone Number
Alabama			
1	Alabama	John Lederhaus	jnl@blueeagleinvestigations.com 803-761-3331
Georgia			
2	Georgia	John Lederhaus	jnl@blueeagleinvestigations.com 803-761-3331
Illinois			
3	Illinois	Cory Wasilewski	caw@blueeagleinvestigations.com 773-655-6423
Indiana			
4	Indiana	Cory Wasilewski	caw@blueeagleinvestigations.com 773-655-6423
Iowa			
5	Iowa	Thomas Kennedy	twk@blueeagleinvestigations.com 402-253-5085
Kansas			
6	Kansas	Daniel Lane & Stuart Ford	dtl@blueeagleinvestigations.com snf@blueeagleinvestigations.com 316-990-3703 / 785-554-9540
Louisiana			
7	Louisiana	John “Chris” Sieminski	jes@blueeagleinvestigations.com 903-292-9161
Mississippi			
8	Mississippi	Chris & Tracie Appleby	eda@blueeagleinvestigations.com 678-923-4932
Nebraska			
9	Nebraska	Thomas Kennedy	twk@blueeagleinvestigations.com 402-253-5085
North Carolina			
10	North Carolina	Rashad Gaynor	rg@blueeagleinvestigations.com 919-395-2561
Oklahoma			
11	Oklahoma	John “Chris” Sieminski	jes@blueeagleinvestigations.com 903-292-9161
South Carolina			
12	South Carolina	John Lederhaus	jnl@blueeagleinvestigations.com 803-761-3331
Texas			
13	Texas	John “Chris” Sieminski	jes@blueeagleinvestigations.com 903-292-9161



Virginia			
14	Virginia	Rashad Gaynor	rg@blueeagleinvestigations.com 919-395-2561
Washington			
15	Washington	Ron Uzeta	reu@blueeagleinvestigations.com 509-818-2272
West Virginia			
16	West Virginia	Rashad Gaynor	rg@blueeagleinvestigations.com 919-395-2561

FRANCHISEES THAT TRANSFERRED THEIR FRANCHISE IN 2023:

Location/Territory	Former Owner	Email Address
Texas	Cody Cosby	ege@blueeagleinvestigations.com 281-701-8202

FRANCHISES THAT CEASED OPERATIONS IN 2023 OR HAVE NOT CONTACTED US WITHIN 10 WEEKS

Location/Territory	Owner	Email Address
Arizona	Jeff Kaplan	skyler17@msn.com 925-890-0695
Michigan	Steven Taylor	stt@blueeagleinvestigations.com 313-421-8013
Nevada ¹	Jeff Kaplan	skyler17@msn.com 925-890-0695
Ohio	Steven Taylor	stt@blueeagleinvestigations.com 313-421-8013

¹ The Nevada franchise business was signed in October 2021 but never opened and is therefore not represented in any Item 20 table. The franchise agreement was terminated in 2023.

* If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.



**ADDENDUM TO THE FRANCHISE AGREEMENT
FOR THE STATE OF MINNESOTA**

The disclosure document, franchise agreement, and other related agreements are amended to conform to the following:

1. Governing law, choice of forum, and jurisdiction and venue provisions of the disclosure document and franchise agreements are amended to include the following:

Minnesota statute 80C.21 and Minnesota Rule 2860.4400J prohibit us from requiring litigation to be conducted outside Minnesota. In addition, nothing in the disclosure document or agreement can abrogate or reduce any of your rights as provided for in Minnesota Statutes, Chapter 80C, or your rights to any procedure, forum, or remedies provided for by the laws or the jurisdiction.

2. With respect to franchises governed by Minnesota law, the franchisor will comply with Minn. Stat. 80C.14, subdivisions 3, 4 and 5 which require, except in certain specified cases, that a franchisee be given 90 days' notice of termination (with 60 days to cure) and 180 days' notice for non-renewal of the franchise agreement; and that consent to the transfer of the franchise will not be unreasonably withheld.
3. As required by the Minnesota Franchise Act, Minn. Stat. Sec. 80C.12(g), franchisor will reimburse the franchisee for any costs incurred by the franchisee in the defense of the franchisee's right to use the Marks, so long as the franchisee was using the Marks in the manner authorized by franchisor, and so long as franchisor is timely notified of the claim and is given the right to manage the defense of the claim including the right to compromise, settle or otherwise resolve the claim, and to determine whether to appeal a final determination of the claim.
4. Minnesota Rule Part 2860.4400J prohibits requiring a franchisee from waiving his rights to a jury trial or waiving his rights to any procedure, forum, or remedies provided for by the laws of Minnesota, or consenting to liquidated damages, termination penalties or judgment notes.
5. Minn. Rule 2860.4400D prohibits a franchisor from requiring a franchisee to assent to a general release.
6. Any limitation of claims must comply with Minn. Stat. 80C.17, subdivision 5.
7. Any fee regarding insufficient funds for a dishonored check must comply with Minn. Stat. § 604.113, subdiv. 2(a), which puts a cap of \$30 on service charges.

8. No statement, questionnaire, or acknowledgement signed or agreed to by a franchisee in connection with the commencement of the franchise relationship shall have the effect of (i) waiving any claims under any applicable state franchise law, including, fraud in the inducement, or (ii) disclaiming reliance on any statement made by any franchisor, franchise seller, or other person acting on behalf of the franchisor. This provision supersedes any other term of any document executed with the franchisee.

8.9. Payment of all initial franchise fees owed to the franchisor, or its affiliate, by the franchisee shall be deferred until after all initial obligations owed to the franchisee under the Franchise Agreement or other agreements have been fulfilled by the franchisor and the franchisee has commenced doing business.

Franchisee (Signature)

