

There are currently no current or former franchisees who have signed agreements restricting their ability to speak openly about their experience with us.

There are currently no trademark-specific franchise organizations associated with the franchise system being offered.

Item 21 **FINANCIAL STATEMENTS**

Attached at Exhibit D is the audited beginning balance sheet of ~~Cait's Estates~~Caits Estate Services, Inc. as of August 31, 2025, and the related statements of operations, stockholder's equity (deficit), and cash flows for the period from inception (February 7, 2025) to August 31, 2025. Also included at Exhibit D are the unaudited balance sheet and statement of income of Caits Estate Services, Inc. as of October 31, 2025. Since we have only been in operation since February 2025, we cannot provide 3 years of audited financial statements.

Item 22 **CONTRACTS**

The Franchise Agreement and Guaranty and Assumption of Obligations (and other exhibits) that you will sign is attached at Exhibit B to this Disclosure Document. If your state requires an addendum to the Franchise Agreement describing certain state laws or regulations which may supersede the Franchise Agreement, it will be found at Exhibit I.

If you are purchasing two or more Cait's Businesses, The Multi-Unit Development Agreement (and other exhibits) that you will sign is attached at Exhibit F to this Disclosure Document. If your state requires an addendum to the Multi-Unit Development Agreement describing certain state laws or regulations which may supersede the Multi-Unit Development Agreement, it will be found at Exhibit I.

Before signing the Franchise Agreement, you must complete and sign a Franchise Disclosure Acknowledgement Statement, a copy of which is attached to this Franchise Disclosure Document as Exhibit C. The purpose of this Statement is to indicate your receipt of various documents that you may have received from us in connection with your purchase of an Cait's Business.

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 behalf of the Franchisor. This provision supersedes any other term of any document executed in connection with the franchise.

Item 23 **RECEIPTS**

The Receipts of the Disclosure Document (one copy for you and one copy for us) are found at the end of the exhibits to this Disclosure Document.

THESE FINANCIAL STATEMENTS ARE PREPARED WITHOUT AN AUDIT. INVESTORS IN OR SELLERS OF FRANCHISES SHOULD BE ADVISED THAT NO CERTIFIED PUBLIC ACCOUNTANT HAS AUDITED THESE FIGURES OR EXPRESSED HIS OPINION WITH REGARD TO THEIR CONTENTS OR FORM.

Balance Sheet

Cait's Estate Services Inc

As of October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Pro Access Business Banking (5707) - 1	1,043.20
Total for Bank Accounts	\$1,043.20
Total for Current Assets	\$1,043.20
Total for Assets	\$1,043.20
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable (A/P)	30,963.00
Total for Accounts Payable	\$30,963.00
Total for Current Liabilities	\$30,963.00
Total for Liabilities	\$30,963.00
Equity	
Paid In Capital	108,000.00
Retained Earnings	
Net Income	-137,919.80
Total for Equity	-\$29,919.80
Total for Liabilities and Equity	\$1,043.20

Profit and Loss

Cait's Estate Services Inc

January 1-October 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Income	
Gross Profit	
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Expenses	
Advertising & marketing	92,771.80
Contract labor	30,963.00
General business expenses	
Bank fees & service charges	355.00
Total for General business expenses	\$355.00
Legal & accounting services	\$2,255.00
Legal Fees	11,575.00
Total for Legal & accounting services	\$13,830.00
Total for Expenses	\$137,919.80
Net Operating Income	-\$137,919.80
Net Other Income	
Net Income	-\$137,919.80