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RESPONSE TO MARYLAND AND MINNESOTA AND VIRGINIA

GOLFCAVE FRANCHISING LLC

FRANCHISE DISCLOSURE DOCUMENT

GOLFCAVE FRANCHISING, LLC
A New Jersey Limited Liability Company
1 Clarkton Drive
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855-995-CAVE (2283)
www.golfcave.com
franchise@golfcave.com



The franchisee will open and operate one or more GolfCave businesses that operate indoor golf facilities (each, a "Store") providing golfers of all skill levels the ability to play or practice on a golf simulator in the privacy of their own "Cave," and related programs, products and services. GolfCave is primarily a membership-based, recurring revenue model, with a simple concept and a goal to give golfers the best indoor golf experience.

The total investment necessary to begin operation of one GolfCave franchised Store is from \$523,660 to \$1,308,163, including ~~\$57,500~~ \$58,400 that must be paid to the franchisor or its affiliate. The total investment necessary to begin operation as a franchisee under an Area Development Agreement is from \$575,660 to \$1,538,163 (assuming, for the low end of the range, you agree to develop 3 Stores and, for the high end of the range, you agree to develop 10 Stores, although this is not a maximum), including \$100,000 to \$275,000 that must be paid to the franchisor or its affiliate (which is credited toward the initial franchise fees you will pay for each Store you develop).

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 the 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 Russel Wechsler, GolfCave Franchising, LLC, P.O. Box 932, Clark, NJ 07066, 855-995-CAVE (2283), and franchise@golfcave.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 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 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: April 14, 2026

Set forth below are 2025 Gross Sales from USchedule by Stores that operated all 12 months of 2025:

Location	Franchisee / Corporate	Year Opened	# of Caves	2025 Revenue from USchedule	Revenue Per Cave
Clark, NJ	Corporate	2012	6	\$938,788	\$156,465
Eatontown, NJ	Corporate	2017	5	\$728,774	\$145,755
Green Brook, NJ	Corporate	2020	6	\$788,976	\$131,496

Location	Franchisee / Corporate	Year Opened	# of Caves	2025 Revenue from USchedule	Revenue Per Cave
Randolph, NJ	Franchisee	2024	6	\$549,314	\$91,552
Marlton, NJ	Franchisee	2024	6.3	\$589,119	\$93,019
New Providence, NJ	Franchisee	2024	8	\$792,062	\$99,008

Notes:

1. The above tables are a historical financial performance representation about all outlets in the system, that operated for all of 2025 As of the date of this Disclosure Document, we have nine franchised outlets that have opened. However, 6 of the franchised outlets did not operate for all 12 months of 2025 so their data is not presented here. The total number of outlets that existed in the relevant period (2025) is 11 (three company-owned "corporate" outlets and eight franchised outlets). The actual financial performance data of each of the three company-owned outlets was used in arriving at the representations above; specifically, we used sales data from the USchedule software that is used by all GolfCave stores, which covers over 99% of sales by stores.
2. "Gross Sales" means the total revenue derived from the sale of goods or services less sales taxes, discounts, allowances, returns, and inter-Store transfers to reflect actual membership usage (members paying at one Store but using another Store). In terms of Gross Sales, we do not know of any particular characteristics of the included outlets that are likely to differ materially from those of the outlet that may be offered to a prospective franchisee, other than the fact that an existing outlet which has operated for some time will likely have greater local customer recognition and awareness in its area than a brand-new outlet. Each of the existing outlets reflected in the data above is in a suburban area in New Jersey, in a zip code with median household income over \$75,000 (according to U.S. Census data, past 12 months, 2020 inflation-adjusted dollars) and has over 15 car parking spaces for the outlet; other types of locations may have different performance.
3. The outlet in Marlton, NJ operated with 6 caves from January – October 2025 and 8 caves from November – December 2025.

Some outlets have sold this amount. Your individual results may differ. There is no assurance that you'll sell as much.

Written substantiation for the financial performance representation will be made available to the prospective franchisee upon reasonable request.

Other than the preceding financial performance representation, GolfCave Franchising LLC does not make any financial performance representations. We also do not authorize our employees or representatives to make any such representations either orally or in writing. If you are purchasing an existing outlet, however, we may provide you with the actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to the franchisor's management by contacting Russel Wechsler, GolfCave Franchising, LLC, P.O. Box 932, Clark, NJ 07066, 855-995-CAVE (2283), franchise@golfcave.com, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20 OUTLETS AND FRANCHISEE INFORMATION

Table No. 1

**Systemwide Outlet Summary
For Years 2023 to 2025**

Column 1 Outlet Type	Column 2 Year	Column 3 Outlets at the Start of the Year	Column 4 Outlets at the End of the Year	Column 5 Net Change
Franchised	2023	0	0	0
	2024	0	3	+3
	2025	3	8	+5
Company- Owned	2023	3	3	0
	2024	3	3	0
	2025	3	3	0
Total Outlets	2023	3	3	0
	2024	3	6	+3
	2025	6	11	+5

Table No. 2

**Transfers of Franchised Outlets from Franchisees
to New Owners (other than the Franchisor)
For Years 2023 to 2025**

Column 1 State	Column 2 Year	Column 3 Number of Transfers
All States	2023	0
	2024	0
	2025	0
Total	2023	0
	2024	0