

Provision	Section in Franchise Agreement (unless otherwise specified)	Summary
Franchise Agreement is terminated or expires		boundary of your Territory, or inside the territory of another REAL PROPERTY MANAGEMENT business.
s. Modification of the Franchise Agreement	14(B)	No modification of the Franchise Agreement except by written agreement of both parties.
t. Integration/merger clause	14(B)	Only the terms of the Franchise Agreement are binding (subject to state law). Any other promises may not be enforceable. Nothing in the Franchise Agreement or any related agreement is intended to disclaim our representations made in this disclosure document.
u. Dispute resolution by arbitration or mediation	11	Most disputes must be initially mediated. If a dispute is not resolved through the mediation process described in the Franchise Agreement, most disputes must be settled by litigation, subject to state law. Only if a court invalidates a jury waiver or a class action waiver will the dispute be resolved through arbitration, subject to state law.
v. Choice of venue	14(H)	Unless state law supersedes this provision, venue for mediation, arbitration, and litigation is in McLennan County, Texas.
w. Choice of law	14(G)(1)	Texas law applies unless state law supersedes this provision.

SEE THE ATTACHED STATE ADDENDA FOR ADDITIONAL DISCLOSURES.

ITEM 18

PUBLIC FIGURES

We do not presently use any public figures to promote our franchise.

ITEM 19

FINANCIAL PERFORMANCE REPRESENTATION

The FTC's Franchise Rule permits a franchisor to provide information about the actual or potential financial performance of its franchised and/or franchisor-owned outlets, if there is a reasonable basis for the information, and if the information is included in the disclosure document. Financial performance information that differs from that included in Item 19 may be given only if: (1) a franchisor provides the

actual records of an existing outlet you are considering buying; or (2) a franchisor supplements the information provided in this Item 19, for example, by providing information about possible performance at a particular location or under particular circumstances.

As of December 31, 2025, there were 450 Real Property Management franchises. This Item 19 includes data from 421 franchised businesses, which were all in operation and reporting sales for the entire calendar year 2025. The information provided in this Item 19 does not include data from 31 new franchised businesses that opened during the calendar year 2025 and therefore were not in operation for the entire reporting period.

28 franchised businesses closed during the 2025 calendar year. 26 of them did not report data to us for the entire reporting period and therefore their data is also excluded from this Item 19. 2 of the franchised businesses that closed during the 2025 calendar year closed in December and had sufficient data to include in the reporting period. Of the 28 franchised businesses that closed during calendar year 2025, none of the businesses closed after being open for less than 12 months.

“Annual Revenue” as used in the following charts means the sum of the Non-Maintenance Gross Sales and Maintenance Revenues for each franchisee during the fiscal year ended December 31, 2025. Also, because these are Annual Revenue results only, no costs or expenses are taken into account.

Non-Maintenance Gross Sales include the total revenues and receipts from whatever source (whether in the form of cash, credit, agreement to pay, barter, trade or other consideration) that arise, directly or indirectly, from the operation of or in connection with a Real Property Management business whether under any of the Marks or otherwise, including, without limitation, all proceeds from any business interruption insurance, minus Maintenance Revenues. Non-Maintenance Gross Sales exclude sales taxes collected from customers and paid to the appropriate taxing authority and any other bona fide refunds, rebates or discounts that we authorize in writing.

Maintenance Revenues include all gross revenue derived from repairs and maintenance services to real property or equipment, such as, but not limited to, painting, lawn care, preventative maintenance, cleaning, plumbing, and general repairs to real property or equipment, whether such gross revenue is generated by (i) Franchisee; (ii) any business entity that controls, is controlled by, or is under common control with Franchisee; or (iii) any person or family member of any person with an ownership interest in Franchisee. Pass-through expenses, such as costs of outside vendors, may not be deducted from Maintenance Revenues without prior approval from us, and must be accounted for through your trust account. Maintenance Revenues exclude sales taxes collected from customers and paid to the appropriate taxing authority and any other bona fide refunds, rebates or discounts that we authorize in writing.

Monthly reports from franchise owners provide our only visibility into the financial results of the individual franchise owners’ operations. Neither we or our independent certified public accountants have audited or independently verified any of the data submitted by franchisees. Franchisees are not required to use generally accepted accounting principles when reporting these figures.

All calculations are based on financial and unit data for the year ended December 31, 2025. This report does not include information about previous periods or any future periods.

2025 Annual Number of Property Units under Management and Annual Revenue Per Unit

The following three charts represent the average and median number of property units and average and median revenue per unit being managed by Real Property Management franchised businesses

(“Franchises”). The data is broken down according to the age of the franchised business, based upon the year the franchised business was opened. The average and median annual revenue per unit data was drawn from the franchisee reports described above. No adjustments, including adjustments for geographic location, have been made to these reported sales.

Total Reporting Franchises More than 1 Year and Less than 3 Years Old	
	81
<i>Average Number of Units Managed per Franchise</i>	101
<i>Median Number of Units Managed per Franchise</i>	57
<i>Average Annual Revenue per Unit</i>	\$5,377
<i>Median Annual Revenue per Unit</i>	\$5,075

- 1 There are 81 reporting franchises included in this analysis. The actual range of the Annual Revenue per Unit in 2025 was \$742.14 to \$19,257.03.
- 2 36 franchises (44%) achieved or exceeded the reported Average Annual Revenue per Unit.
- 3 42 franchises (52%) achieved or exceeded the reported Median Annual Revenue per Unit.
- 4 Average Source of Revenue breakdown:
 - Property Owners (property owners who pay franchisees fees to manage the property): (50%)
 - Property Residents (tenants who pay franchisees for background checks, application fees, lease renewal fees, lease renewal fees, resident benefits packages, setup fees, etc.): (10%)
 - Property Maintenance (maintenance done on the property): (37%).

Total Reporting Franchises Over 3 Years Old	
	340
<i>Average Number of Units Managed per Franchise</i>	312
<i>Median Number of Units Managed per Franchise</i>	155
<i>Average Annual Revenue per Unit</i>	\$4,441
<i>Median Annual Revenue per Unit</i>	\$4,397

- 1 There are 340 reporting franchises included in this analysis. The actual range of the Annual Revenue per Unit in 2025 was \$405.99 to \$12,691.54.
- 2 156 franchises (44%) achieved or exceeded the reported Average Annual Revenue per Unit.
- 3 161 franchises (47%) achieved or exceeded the reported Median Annual Revenue per Unit.
- 4 Average Source of Revenue breakdown: Property Owners (47%); Property Residents (9%); Property Maintenance (43%).

Total Reporting Franchises Overall	
	421
<i>Average Number of Units Managed per Franchise</i>	260
<i>Median Number of Units Managed per Franchise</i>	123
<i>Average Annual Revenue per Unit</i>	\$4,552

Median Annual Revenue per Unit	
<i>Median Annual Revenue per Unit</i>	<i>\$4256</i>

- 1 There are 420 reporting franchises included in this analysis. The actual range of the Annual Revenue per Unit in 2025 was \$405.99 to \$19,257.03.
- 2 191 franchises (45%) achieved or exceeded the reported Average Annual Revenue per Unit.
- 3 220 franchises (52%) achieved or exceeded the reported Median Annual Revenue per Unit.
- 4 Average Source of Revenue breakdown: Property Owners (48%); Property Residents (10%); Property Maintenance (39%).

Average and Median Monthly Rent

The below table shows the average and median monthly rent charged per unit by the 420 reporting franchises in 2025:

Total Reporting Franchises Overall	
<i>Average Rent</i>	<i>420</i>
<i>Median Rent</i>	<i>\$1,541</i>
<small>*Calculated as Total rent charged on leases/active units managed (including vacancies). Local market rental rates may vary.</small>	

- 1 The actual range of the rent was \$478.07 to \$3,268.90
- 2 191/46% of franchises charged the Average Rent or greater.
- 3 One additional reporting franchise was excluded because they were utilizing a legacy property management software that did not report this metric.

Some outlets have earned this amount. Your individual results may differ. There is no assurance that you will earn as much.

We will make available to you, on reasonable request, written substantiation of the data used in preparing the information in this Item.

Other than the preceding financial performance representation, we do 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 actual records of that outlet. If you receive any other financial performance information or projections of your future income, you should report it to our management by contacting Jeffrey Pepperney, 1010 North University Parks Drive, Waco, Texas 76707, (254) 745-2404, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20

OUTLETS AND FRANCHISEE INFORMATION

**Table No. 1
Systemwide Outlet¹ Summary for Years 2023 to 2025**

Outlet Type	Year	Outlets at Start of Year	Outlets at End of Year	Net Change
Franchised	2023	389	422	+33
	2024	422	447	+25
	2025	447	450	+3
Company-Owned	2023	0	0	0
	2024	0	0	0
	2025	0	0	0
Total Outlets	2023	389	422	+33
	2024	422	447	+25
	2025	447	450	+3

¹ Included in “outlets” are all franchised businesses that have opened an operating location. Neither sale of a new territory to an existing franchisee where a separate operating location will not be opened nor execution of a franchise agreement for a new location where the location is not yet open are included.

Table No. 2

**Transfers¹ of Outlets from Franchisees to New Owners
(Other than the Franchisor or an Affiliate)
For Years 2023 to 2025**

¹ Transfer” means the acquisition of a controlling interest in a franchised outlet, during its term, by a person other than the Franchisor or an affiliate. Sale of territory only, not including a franchised outlet, from one franchisee to another franchisee is not included in transfers.

State	Year	Number of Transfers
Alabama	2023	1
	2024	0
	2025	0
California	2023	0
	2024	0
	2025	2