

	Provision	Section in Franchise Agreement	Summary
t.	Integration/merger clause	Section 21.4	Only the terms of the Franchise Agreement and other related written agreements are binding (subject to applicable state law.) Any representations or promises outside of the disclosure document and Franchise Agreement may not be enforceable. Notwithstanding the foregoing, nothing in any Franchise Agreement is intended to disclaim the express representations made in this Franchise Disclosure Document.
u.	Dispute resolution by arbitration or mediation	Sections 20.1 and 20.2	At our option, claims that are not resolved internally may be submitted to non-binding mediation at our headquarters, and then to binding arbitration, excluding claims related to injunctive relief, anti-trust, the trademarks, possession of the Franchised Business premises and post-termination obligations. Subject to state law.
v.	Choice of forum	Section 20.3	Litigation takes place in Michigan, subject to applicable state law.
w.	Choice of law	Section 20.3	Michigan law applies, subject to applicable state law.

See the state addenda to this Franchise Disclosure Document and the Franchise Agreement for special state disclosures.

ITEM 18: PUBLIC FIGURES

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

ITEM 19: FINANCIAL PERFORMANCE REPRESENTATIONS

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.

The information in this Item 19 is based on historical results from franchised outlets that were in operation for at least 12 months as of December 31, 2025, along with data from franchisor-owned outlets. This information was prepared using self-reported financial data from franchisees. The financial information is not audited.

For the purposes of this financial representation, “Gross Revenue” includes all revenues and income from any source derived or received by a franchised outlet from, through, by, or on account of the operation of the Franchised Business or resulting from the rights to operate the Franchised Business. Gross Revenue does not include (a) any revenue from customer supply chargebacks (b) any sales tax or similar taxes

collected from customers and turned over to the governmental authority imposing the tax, (c) properly documented refunds to customers, or (d) properly documented promotional discounts (i.e., coupons).

Cost of revenue consists of direct costs related to providing services. These costs include: cleaning wages, cleaning supplies, replacement parts and equipment, laundry expense and miscellaneous direct costs.

Gross margin consists of gross revenue less cost of revenue.

Gross profit percentage consists of gross margin divided by gross revenue.

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

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

Bases

As of December 31, 2025, there were 44 franchised outlets in the System operated by 33 franchisee entities. Of these, 32 entities had been in operation for at least 12 months as of that date. Of the 32 qualifying entities, 27 reported financial results for the year ending December 31, 2025, representing 34 franchised outlets. The five (5) qualifying entities that did not report financial results consist of franchisees who failed to submit complete year-end financial data to us within the time period required for preparation of this Disclosure Document, despite our reminders. Although we have access to certain operational data through our designated software platforms, those platforms do not consistently capture all revenue and cost items necessary to compile complete annual gross revenue, cost of revenue, and gross margin figures for each franchisee's individual outlets, particularly where a franchisee operates multiple outlets, uses additional revenue sources outside the designated platforms, or maintains separate bookkeeping records. We have therefore relied on self-reported audited or unaudited financial data submitted by each franchisee, and we excluded from this Item 19 those franchisees who did not submit complete data for the full reporting period. The full range, average, and median annual gross revenue, cost of revenue, gross margin, and gross profit percentage for the 27 reporting franchisee entities (representing 34 franchised outlets), and for each subgroup of franchised outlets, are set forth in the tables in Sections 1 through 6 below. The data from the corporate-owned outlets is presented separately in Section 1 and is not included in the franchised outlet figures in Sections 2 through 6. Certain franchisees may appear in multiple categories (for example, in both the "operation greater than three years" subgroup and the "multiple territories" subgroup) based on their operational history; however, no franchisee is double-counted within any single table.

Of the outlets that reported financial data in both 2024 and 2025, ten of eleven achieved higher gross revenue in 2025 than in the prior year, based on comparable reporting periods. Across those eleven outlets, total gross revenue grew from \$13,760,572 in 2024 to \$18,827,693 in 2025, an increase of 36.8%. The complete outlet-by-outlet gross revenue figures for each of the eleven outlets that reported financial data in both 2024 and 2025, including the prior-year gross revenue and the year-over-year percentage change for each such outlet, are shown in the "Gross Revenue 2024" and "YOY Change" columns of the tables in Sections 2 and 3 below. The one outlet whose 2025 gross revenue was lower than its 2024 gross revenue (Greensboro, NC) is identified in those tables with a negative YOY Change percentage and is not excluded from the calculation. Of the remaining sixteen reporting outlets included in Section 2 below, no comparable 2024 data is shown because each such outlet was not in operation for the full 2024 fiscal year or did not report complete 2024 financial data to us, in which case the 2024 columns are designated "N/A."

Assumptions

The data demonstrates a clear revenue growth trajectory as franchisees mature and build their book of business. Outlets in operation greater than three years generated an average gross revenue of \$1,617,213 in 2025, compared to an average of \$306,640 for outlets in operation one to three years. Results will vary based on factors including territory, market conditions, franchisee effort, and time in operation.

Section 1 — Company-Owned Operations (Affiliate-Operated)

The following is a representation of the two (2) company-owned operations, which are owned and operated by our affiliates and are not franchised outlets, for the fiscal year ending December 31, 2025. The data below is presented for informational purposes only. Because company-owned operations are operated by our affiliates rather than by independent franchisees, results experienced by these company-owned operations may differ from results that a franchisee operating a Corporate Cleaning Group Franchised Business may experience:

	Gross Revenue	Cost of Revenue	Gross Margin	Gross Profit %
Lenexa, KS	\$4,252,070	\$2,360,247	\$1,891,822	44%
Livonia, MI	\$5,637,143	\$3,172,549	\$2,464,594	44%

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$5,637,143	\$4,252,070	\$4,944,607	\$4,944,607	N/A
Cost of Revenue	\$3,172,549	\$2,360,247	\$2,766,398	\$2,766,398	N/A
Gross Margin	\$2,464,594	\$1,891,822	\$2,178,208	\$2,178,208	N/A
Gross Profit %	44%	44%	44%	44%	N/A

Section 2 — All Franchised Outlets

The following is a representation of all franchised outlets that have been in operation at least 12 months as of December 31, 2025. Where 2024 data is available for the same outlet, the prior year gross revenue and year-over-year change are shown for reference.

	Gross Revenue 2025	Cost of Revenue 2025	Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
Northwest Charlotte, NC	\$1,067,909	\$575,681	\$492,229	46%	\$1,019,238	+5%
Springfield, MO	\$1,209,883	\$590,565	\$619,318	51%	\$1,130,737	+7%
SE Kansas City & Columbia, MO	\$3,503,014	\$1,782,668	\$1,720,345	49%	\$3,022,235	+16%
Grand Rapids, MI	\$1,894,990	\$1,129,120	\$765,869	40%	\$1,425,055	+33%
North Kansas City, MO	\$1,338,907	\$767,573	\$571,334	43%	\$889,299	+51%

	Gross Revenue 2025	Cost of Revenue 2025	Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
St. Louis, MO (N, S, E & W) ²	\$2,843,259	\$1,644,247	\$1,199,012	42%	\$1,743,993	+63%
Greensboro, NC	\$564,896	\$368,455	\$196,441	35%	\$577,039	-2%
Commerce, MI	\$3,820,469	\$2,002,388	\$1,818,081	48%	\$3,183,418	+20%
Raleigh, NC	\$208,947	\$131,753	\$77,194	37%	\$84,283	+148%
Frisco, TX	\$367,984	\$195,119	\$172,865	47%	\$37,720	+876%
Boulder & Golden, CO	\$2,007,435	\$1,031,393	\$976,042	49%	\$647,554	+210%
Southeast Charlotte, NC	\$318,305	\$155,406	\$162,899	51%	N/A	N/A
San Antonio, TX (N & S)	\$547,535	\$349,156	\$198,379	36%	N/A	N/A
Austin, TX (NW, South, Round Rock)	\$814,852	\$360,323	\$454,528	56%	N/A	N/A
Ft. Lauderdale, FL	\$104,433	\$76,792	\$27,641	26%	N/A	N/A
The Woodlands, TX	\$578,867	\$310,455	\$268,412	46%	N/A	N/A
Montgomery County, PA	\$324,555	\$133,987	\$190,569	59%	N/A	N/A
Tampa (E & W) & Palm Coast, FL	\$637,688	\$346,080	\$291,608	46%	N/A	N/A
Katy, TX	\$292,112	\$166,120	\$125,993	43%	N/A	N/A
Arlington & Grapevine, TX	\$191,375	\$95,952	\$95,423	50%	N/A	N/A
Waco, TX	\$432,106	\$208,907	\$223,199	52%	N/A	N/A
Alpharetta, GA	\$114,652	\$41,319	\$73,333	64%	N/A	N/A
Columbia, SC	\$276,333	\$189,532	\$86,800	31%	N/A	N/A
Hackensack, NJ	\$147,383	\$79,318	\$68,065	46%	N/A	N/A
Gold Coast, NY	\$173,129	\$116,448	\$56,681	33%	N/A	N/A
Mesa, AZ	\$150,823	\$135,118	\$15,705	10%	N/A	N/A
Marietta, GA	\$74,315	\$36,673	\$37,642	51%	N/A	N/A

² St. Louis, MO: 2025 reflects four combined territories reported under one entity. 2024 data reflects two separately reported entities (Yard Work LLC and ERA Ventures II LLC) with combined gross revenue of \$1,743,993. The year-over-year change reflects both organic revenue growth and the consolidation of reporting.

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$3,820,469	\$74,315	\$432,106	\$889,117	30%
Cost of Revenue	\$2,002,388	\$36,673	\$208,907	\$482,242	30%
Gross Margin	\$1,818,081	\$15,705	\$196,441	\$406,874	30%
Gross Profit %	64%	10%	46%	44%	59%

Section 3 — Franchised Outlets in Operation Greater Than Three Years

The following is a representation of franchised outlets that have been in operation greater than 36 months as of December 31, 2025:

	Gross Revenue 2025	Cost of Revenue 2025	Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
Northwest Charlotte, NC	\$1,067,909	\$575,681	\$492,229	46%	\$1,019,238	+5%
Springfield, MO	\$1,209,883	\$590,565	\$619,318	51%	\$1,130,737	+7%
SE Kansas City & Columbia, MO	\$3,503,014	\$1,782,668	\$1,720,345	49%	\$3,022,235	+16%
Grand Rapids, MI	\$1,894,990	\$1,129,120	\$765,869	40%	\$1,425,055	+33%
North Kansas City, MO	\$1,338,907	\$767,573	\$571,334	43%	\$889,299	+51%
St. Louis, MO (N, S, E & W) ²	\$2,843,259	\$1,644,247	\$1,199,012	42%	\$1,743,993	+63%
Greensboro, NC	\$564,896	\$368,455	\$196,441	35%	\$577,039	-2%
Commerce, MI	\$3,820,469	\$2,002,388	\$1,818,081	48%	\$3,183,418	+20%
Raleigh, NC	\$208,947	\$131,753	\$77,194	37%	\$84,283	+148%
Frisco, TX	\$367,984	\$195,119	\$172,865	47%	\$37,720	+876%
Boulder & Golden, CO	\$2,007,435	\$1,031,393	\$976,042	49%	\$647,554	+210%
The Woodlands, TX	\$578,867	\$310,455	\$268,412	46%	N/A	N/A

² See footnote under Section 2 above.

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$3,820,469	\$208,947	\$1,274,395	\$1,617,213	42%
Cost of Revenue	\$2,002,388	\$131,753	\$679,069	\$877,451	42%
Gross Margin	\$1,818,081	\$77,194	\$595,326	\$739,762	42%

	High	Low	Median	Average	% At or Above Average
Gross Profit %	51%	35%	46%	44%	42%

Section 4 — Franchised Outlets in Operation One Year to Three Years

The following is a representation of franchised outlets that have been in operation at least 12 months, but less than 36 months, as of December 31, 2025:

	Gross Revenue	Cost of Revenue	Gross Margin	Gross Profit %
Southeast Charlotte, NC	\$318,305	\$155,406	\$162,899	51%
San Antonio, TX (N & S)	\$547,535	\$349,156	\$198,379	36%
Arlington & Grapevine, TX	\$191,375	\$95,952	\$95,423	50%
Austin, TX (NW, South, Round Rock)	\$814,852	\$360,323	\$454,528	56%
Ft. Lauderdale, FL	\$104,433	\$76,792	\$27,641	26%
Montgomery County, PA	\$324,555	\$133,987	\$190,569	59%
Tampa (E & W) & Palm Coast, FL	\$637,688	\$346,080	\$291,608	46%
Katy, TX	\$292,112	\$166,120	\$125,993	43%
Waco, TX	\$432,106	\$208,907	\$223,199	52%
Alpharetta, GA	\$114,652	\$41,319	\$73,333	64%
Columbia, SC	\$276,333	\$189,532	\$86,800	31%
Hackensack, NJ	\$147,383	\$79,318	\$68,065	46%
Gold Coast, NY	\$173,129	\$116,448	\$56,681	33%
Mesa, AZ	\$150,823	\$135,118	\$15,705	10%
Marietta, GA	\$74,315	\$36,673	\$37,642	51%

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$814,852	\$74,315	\$276,333	\$306,640	40%
Cost of Revenue	\$360,323	\$36,673	\$135,118	\$166,075	40%
Gross Margin	\$454,528	\$15,705	\$95,423	\$140,564	40%
Gross Profit %	64%	10%	46%	44%	40%

Section 5 — Franchised Outlets with Pre-Existing Revenue

The following is a representation of franchised outlets that purchased existing customer accounts from a

corporate-owned franchise location to begin operation:

	Gross Revenue 2025	Cost of Revenue 2025	Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
SE Kansas City & Columbia, MO	\$3,503,014	\$1,782,668	\$1,720,345	49%	\$3,022,235	+16%
Grand Rapids, MI	\$1,894,990	\$1,129,120	\$765,869	40%	\$1,425,055	+33%
North Kansas City, MO	\$1,338,907	\$767,573	\$571,334	43%	\$889,299	+51%
St. Louis, MO (N, S, E & W) ²	\$2,843,259	\$1,644,247	\$1,199,012	42%	\$1,743,993	+63%

² See footnote under Section 2 above.

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$3,503,014	\$1,338,907	\$2,369,124	\$2,395,042	50%
Cost of Revenue	\$1,782,668	\$767,573	\$1,386,684	\$1,330,902	50%
Gross Margin	\$1,720,345	\$571,334	\$982,441	\$1,064,140	50%
Gross Profit %	49%	40%	42%	44%	50%

Section 6 — Franchised Outlets with Multiple Territories

The following is a representation of franchised outlets that operate multiple territories:

	Gross Revenue 2025	Cost of Revenue 2025	Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
SE Kansas City & Columbia, MO	\$3,503,014	\$1,782,668	\$1,720,345	49%	\$3,022,235	+16%
St. Louis, MO (N, S, E & W) ²	\$2,843,259	\$1,644,247	\$1,199,012	42%	\$1,743,993	+63%
Boulder & Golden, CO	\$2,007,435	\$1,031,393	\$976,042	49%	\$647,554	+210%
San Antonio, TX (N & S)	\$547,535	\$349,156	\$198,379	36%	N/A	N/A
Austin, TX (NW, South, Round Rock)	\$814,852	\$360,323	\$454,528	56%	N/A	N/A
Tampa (E & W) & Palm Coast, FL	\$637,688	\$346,080	\$291,608	46%	N/A	N/A
Arlington & Grapevine,	\$191,375	\$95,952	\$95,423	50%	N/A	N/A

	Gross Revenue 2025	Cost of Revenue 2025	of Gross Margin 2025	Gross Profit % 2025	Gross Revenue 2024	YOY Change
TX						

² See footnote under Section 2 above.

	High	Low	Median	Average	% At or Above Average
Gross Revenue	\$3,503,014	\$191,375	\$814,852	\$1,506,451	43%
Cost of Revenue	\$1,782,668	\$95,952	\$346,080	\$758,600	43%
Gross Margin	\$1,720,345	\$95,423	\$454,528	\$747,851	43%
Gross Profit %	56%	36%	49%	47%	43%

Section 7 — Revenue Board Status as of December 31, 2025

As described in our Operations Manual, we track franchisee performance through a Revenue Board system that categorizes franchisee entities based on their monthly recurring revenue. The three board levels are:

GREEN BOARD	\$40,000 or more in monthly recurring revenue. Quarterly Sales Coach calls
YELLOW BOARD	\$20,000 to \$39,999 in monthly recurring revenue. Monthly Sales Coach calls
RED BOARD	Under \$20,000 in monthly recurring revenue. Weekly Sales Coach calls

The following table shows the Revenue Board status of the 27 franchisee entities that reported financial data, as of December 31, 2025:

GREEN BOARD: \$40,000+ Monthly Recurring Revenue
• Commerce, MI
• Southeast Kansas City and Columbia, MO
• St. Louis, MO (North, South, East and West)
• Boulder and Golden, CO
• Grand Rapids, MI
• North Kansas City, MO
• Northwest Charlotte, NC
• Springfield, MO
• Austin, TX (NW, South and Round Rock)
• The Woodlands, TX
• Tampa (East and West) and Palm Coast, FL

• Columbia, SC
• San Antonio, TX (North and South)
• Southeast Charlotte, NC
YELLOW BOARD: \$20,000 to \$39,999 Monthly Recurring Revenue
• Waco, TX
• Greensboro, NC
• Frisco, TX
• Raleigh, NC
• Montgomery County, PA
• Katy, TX
• Gold Coast, NY
• Arlington and Grapevine, TX
RED BOARD: Under \$20,000 Monthly Recurring Revenue
• Hackensack, NJ
• Fort Lauderdale, FL
• Mesa, AZ
• Marietta, GA
• Alpharetta, GA

Note on recurring revenue: The Revenue Board is based on monthly recurring revenue, which consists of contracted monthly cleaning revenue only and excludes non-recurring items such as project revenue, floor care services, carpet care, and product resale. Monthly recurring revenue will therefore be lower than the total gross revenue figures presented in Sections 1 through 6 above, which include all revenue sources. The board status shown above reflects December 2025 recurring revenue only and is not necessarily representative of performance throughout the year.

Of the 27 reporting entities, 14 (52%) were on the Green Board, 8 (30%) were on the Yellow Board, and 5 (18%) were on the Red Board as of December 31, 2025. The five entities on the Red Board each opened between January 2024 and August 2024 and reflect franchisees still in the early ramp-up phase of building their book of business.

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 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 Len Yakuber 39201 Schoolcraft Road, Suite B12, Livonia, Michigan 48150, (734) 522-1144, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20: OUTLETS AND FRANCHISEE INFORMATION