

			us.
s.	Modification of this agreement	11.1	The Franchise Agreement may only be modified by written amendment signed by both parties.
t.	Integration/merger clauses	11.1	The Franchise Agreement is the entire agreement between the parties (subject to state law). Notwithstanding the foregoing, nothing in any agreement is intended to disclaim the express representations made in the Franchise Disclosure Document, any other exhibits or amendments.
u.	Dispute resolution by arbitration or mediation	11.2	All disputes must be mediated, and then, if needed, litigated.
v.	Choice of forum	11.3	All actions must be commenced in the Courts of then-current State and County where our corporate headquarters is located (currently Camden County, New Jersey, or the United States District Court, District of New Jersey) (subject to applicable state law)
w.	Choice of law	11.3	New Jersey law applies (subject to applicable state law).

ITEM 18 PUBLIC FIGURES

We do not use any public figure to promote franchises.

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 this 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.

Section 1. Background

As of December 31, 2025, there were eleven Closet & Storage Concepts locations operating in the United States. Of these eleven locations, five were company owned and six were franchisee owned. Of the six franchisee owned locations, five met these criteria to be considered representative of the franchise offered:

- a. Open for at least 1 year as of December 31, 2025;
- b. Located in a market containing at least 1 million people;
- c. Operating for the full 12 months of 2025;
- d. Operating from a dedicated retail showroom location staffed full time

2025 Gross Revenue

Franchised Locations

The data presented below represents the Gross Revenue performance of the five (5) representative franchised locations operating as of December 31, 2025 based on their reported sales and paid royalties. The characteristics that make them representative are described above.

Gross Revenues- Franchise Locations	2025
Number of Franchised Locations	5
Average Gross Revenue	\$2,319,751
Highest Gross Revenue	\$2,875,450
Lowest Gross Revenue	\$2,039,219
Median Gross Revenue	\$2,197,292

During the year ended December 31, 2025, two (40%) of the five (5) franchised locations met or exceeded the average Gross Revenue of \$2,319,751.

Notes

1. “Gross Revenue” includes the total gross revenue derived by a franchisee from the operation of the Franchised Business whether from sales for cash or credit, including sales of both franchise products and services, and including installation charges, exclusive of all sales taxes, use taxes, gross receipts taxes and other similar taxes added to the sales price and collected from the customer, and less any bona fide refunds, rebates, and discounts. Sales are reported and royalties are paid on completed jobs and installation charges. Gross Revenue does not include work in progress or any deposits received on orders.

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

The information presented in this Item 19 is unaudited.

Written substantiation for the representations in this Item 19 will be made available to a prospective franchisee upon reasonable request.

Other than the preceding financial performance representation, Closets Unlimited of New Jersey, Inc. 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 Robert Lewis, 436 Commerce Lane, Suite D, West Berlin, NJ 08091, (856) 627-5700, the Federal Trade Commission and the appropriate state regulatory agencies.

ITEM 20 OUTLETS AND FRANCHISEE INFORMATION

TABLE 1

**Systemwide Outlet Summary for Fiscal Years Ended December 31, 2023,
December 31, 2024 & December 31, 2025**

CLOSET & STORAGE CONCEPTS				
Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
FRANCHISED	2023	8	8	0
	2024	8	7	-1
	2025	7	6	-1
COMPANY-OWNED	2023	4	4	0
	2024	4	4	0
	2025	4	5	+1
TOTAL OUTLETS	2023	12	12	0
	2024	12	11	-1
	2025	11	11	0

TABLE 2

**Transfers of Outlets from Franchisees to New Owners (other than the Franchisor)
for Fiscal Years Ended December 31, 2023, December 31, 2024 & December 31, 2025**

CLOSET & STORAGE CONCEPTS		
State	Fiscal Year	Number of Transfers
CONNECTICUT	2023	0
	2024	1
	2025	0
TOTAL	2023	0
	2024	1
	2025	0