

Provision	Section in Franchise Agreement	Summary
v. Choice of forum	XIX.D	In most cases, litigation must be brought in the state or federal court located in Cleveland, Ohio, or if those courts do not have jurisdiction, then in a court of competent jurisdiction within Cuyahoga County, Ohio. (Subject to applicable state law).
w. Choice of law	XX	Ohio law applies. (Subject to applicable state law).

**ITEM 18:
PUBLIC FIGURES**

We do not use any public figure 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.

As of December 31, 2025 there were 5 franchises operating 18 territories in the Mold Medics franchise system. No franchise permanently closed in 2025.

The tables below provide certain historical Gross Sales and Select Operating Expenses information for 3 Mold Medics franchises, operating 9 territories, that reported Gross Sales and Select Operating Expenses for each month during the 12-month period ended December 31, 2025 (the “Relevant Time Period”), although some of the territories operated by the franchises may not have been operated in for the entire Relevant Time Period. We refer to each of these franchises in this Item 19 as a “Franchised Business”. Each Franchised Business reported Gross Sales and Select Operating Expenses in aggregate from all territories in which they operate. We have excluded 2 franchises operating 9 territories that opened in 2025 and did not report Gross Sales and Select Operating expenses for each month during the Relevant Time Period.

Reporting Franchises

Franchised Business No. 1: Pittsburgh, PA. Operated by our predecessor, as a company-owned location with three territories from 2018 until it was sold to the current franchise owner in April 2024. As of December 31, 2025, this Franchised Business operated 6 territories with a total customer population of 1,717,592.

Franchised Business No. 2: Beaver, PA. Opened in 2021. As of December 31, 2025 this Franchised Business operated 1 territory with a total customer population of 353,619.

Franchised Business No. 3: Toledo, OH. Opened in 2024. As of December 31, 2025 this Franchise Business operated 2 territories with a total customer population of 631,464.

TABLE 1 –Gross Profit and Selected Operating Costs

Table 1 calculates an adjusted “Gross Profit” for each of the Franchised Businesses described above based on the annual Gross Sales reported to us by each of the Franchised Businesses less selected costs that are typically incurred in the operation of a Mold Medics franchise. All cost data was reported to us by the Franchised Businesses.

Description	Franchised Business No. 1	Franchised Business No. 2	Franchised Business No. 3
2025 Gross Sales (Total)	\$1,424,442	\$231,477	\$469,316
Cost of Goods Sold¹			
Technician Labor	\$ 386,021	\$ 44,598	\$ 79,846
Mold Testing Lab Fees	\$ 6,550	\$ 1,700.00	\$ 6,122
Material Cost	\$ 76,821	\$ 14,597	\$ 79,186
Dumpster and Landfill Fees	\$ 21,489	\$ 5,000.00	\$ 879
Total Cost of Goods Sold (COGS)	\$ 490,881	\$65,895	\$166,033
Gross Profit²	\$933,561	\$165,582	\$303,283
Gross Profit Margin³	66%	72%	65%
Other Select Operating Expenses⁴			
Sales Rep Labor	\$ 273,770	\$ 0	\$ 60,000
Marketing	\$ 117,851	\$ 7,788	\$ 61,967
Vehicles	\$ 45,223	\$ 9,432	\$ 7,325
Insurance	\$ 9,303	\$ 7,282	\$ 4,105
Royalties, Brand Fund, Tech Fees	\$ 139,991	\$ 40,475	\$ 13,769
Equipment	\$ 2,000	\$ 0	\$ 4,387
Merchant Fees	\$ 22,533	\$ 4,235	\$ 8,758
IT Equipment	\$0	\$ 0	\$ 1,483
Total Select Operating Expenses	\$ 610,671	\$ 69,211	\$161,794
COGS + Select Operating Expenses	\$1,101,552	\$135,106	\$327,827
Gross Sales Less (COGS + Select Operating Expenses)	\$322,890	\$96,371	\$141,489

Notes to Table 1

1. “Cost of Goods Sold” means the costs incurred by a Franchised Business for the purchase of those products and services we deem necessary for the operation of a franchise in our franchise system and which were incurred by the Franchised Businesses.
2. “Gross Profit” means the difference between the reported Gross Sales and the Cost of Goods Sold.
3. “Gross Profit Margin” means the percentage of the total reported Gross Sales represented by the adjusted Gross Profit calculated in Table 1.

4. “Other Select Operating Expenses” means those identified ordinary and recurring operating expenses we deem necessary for the operation of a franchise in our franchise system, and which, except as disclosed above, were incurred by the Franchised Businesses.

TABLE 2 – Total Gross Sales and Jobs

Table 2 below provides aggregate annual Gross Sales as reported to us by each of the Franchised Businesses discussed above, along with a breakdown of Gross Sales into three service categories: mold remediation, mold testing and air duct cleaning. We have also identified the total number of jobs for each Franchised Business in each service category. The Gross Sales information in this table is based on data provided by our franchisees and the job totals are based on data from our systems.

	<i>Total Gross Sales</i>	<i>Mold Remediation</i>	<i># of Mold Remediation Jobs</i>	<i>Mold Testing</i>	<i># of Mold Testing Jobs</i>	<i>Duct Cleaning</i>	<i># of Duct Cleaning Jobs</i>
Franchised Business No. 1	\$1,424,442	\$1,279,084	450	\$48,792	105	\$96,566	82
Franchised Business No. 2	\$231,477	\$213,704	100	\$13,229	38	\$4,544	7
Franchised Business No. 3	\$469,316	\$449,224	141	\$5,095	68	\$14,997	23
Average: \$708,411							
#/%Above Average: 1 / 33%							
Median: \$469,316							
High / Low: \$1,424,442 / \$231,477							

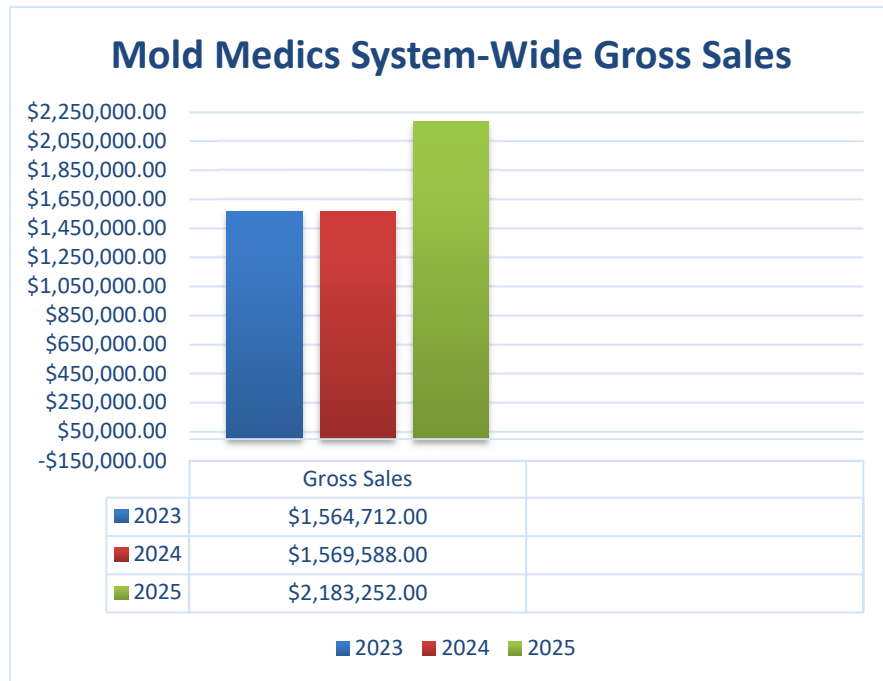
Note to Table 2

- For purposes of this Table 2 job types have been categorized into jobs consisting primarily of mold remediation (referred to in the table as “Mold Remediation”), jobs consisting primarily of air duct cleaning (referred to in the table as “Duct Cleaning”) and jobs consisting primarily of testing for mold in the home (“Mold Testing”).

[REMAINDER OF PAGE INTENTIONALLY BLANK]

TABLE 3 – Annual System-Wide Gross Sales

Table 3 presents the annual system-wide Gross Sales for the Mold Medics franchise system, including all Franchised Business reporting any Gross Sales during each of the calendar years 2023, 2024 and 2025. The data for 2023 and 2024 includes company-owned locations; there is no material difference in the Gross Sales of franchise and company-owned outlets. The information in this table is based on data from our systems.



Notes to All Tables

1. **Some outlets have sold these amounts. Your individual results may differ. There is no assurance that you will sell as much.**
2. Written substantiation for the financial performance representations above will be made available to the prospective franchisee upon reasonable request.
3. “Gross Sales” means all revenues derived from business operations, less refunds and sales tax. It does not include any costs or expenses associated with the operation of a Business. This is consistent with the definition of Gross Sales used in the Franchise Agreement.
4. Dollar amounts and percentages have been rounded to the nearest whole dollar and percent.

Other than the preceding financial performance representation, we do not make any representations about a franchisee’s future financial performance or the past financial performance of company-owned or franchise restaurants. 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 Business, however, we may provide you with the actual records of that Business. If you receive any other financial performance

information or projections of your future income, you should report it to our management by contacting Kelli Schroeder, 17700 Saint Clair Avenue, Cleveland, Ohio 44110, telephone (617) 997-4729, the Federal Trade Commission, and the appropriate state regulatory agencies. Written substantiation for the financial performance representations made in this Item will be made available to prospective franchisees upon reasonable request.

**ITEM 20:
OUTLETS AND FRANCHISEE INFORMATION**

All information in the tables below is as of December 31 of the applicable year.

**Table No. 1
Systemwide Outlet Summary For years 2023 through 2025¹**

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2023	1	1	0
	2024	1	6	+5
	2025	6	18	+12
Company-Owned	2023	3	3	0
	2024	3	0	-3
	2025	0	0	0
Total Outlets	2023	4	4	0
	2024	4	6	+2
	2025	6	18	+12

¹ For the purposes of this Table, each franchisee’s Territory under a Franchise Agreement is considered a “Franchised Outlet”

**Table No. 2
Transfers of Outlets from Franchisees to New Owners (Other than the Franchisor)
for years 2023 through 2025**

State	Year	Number of Transfers
All States	2023	0
	2024	0
	2025	0
Total	2023	0
	2024	0
	2025	0