		subject to state laws in those states whose laws require exclusive application and except to the extent governed by the United States Trademark Act.

See State Law Addendum for additional, state-specific disclosures.

18.
PUBLIC FIGURES

No public figures are involved in our franchise program.

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 this Item 19 may only be given 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.

Financial Performance Representation

Controlled Locations

The Five Star Flooring Macomb location was previously operated as In and Out Floors, as it was owned and managed by Dean Hartley. This location was acquired by us in 2025. Mr. Hartley remains our Brand President and a full-time employee of our Parent. The data below represents its operations while it operated as In and Out Floors from September 1, 2024 through August 31, 2025 (the twelve full months occurring prior to our acquisition), and thus reflects all company-controlled locations. Since acquiring it, we have created the franchise system described in this FDD and under which it will operate. Its performance is provided here with adjustments (annotated for clarity below the chart) so that it omits owner-level expenses in significant part and also adjusts certain expenses so as to more closely reflect those which would likely be consistent with typical operations of independent owners. It also reflects an adjustment to revenue to conform to the price increase implemented during 2025. This location is not operated in a manner anticipated to be different from your Franchise Business save for these pilot programs and these adjustments for owner-level expenses.

Note: these expenses and categories of expenses reflect the operations at the Controlled Location, and your specific operations may result in variations from those reflected in this representation. In particular, your personnel and staffing decisions may create significant variation from the reflected and reported data. Owner add-backs have been removed, to reflect operational expenses customary to franchisees operating their businesses and avoid confusion relating to such personnel-related decisions and the associated bookkeeping entries.

Performance of In and Out Floors, now known as Five Star Flooring, at its Michigan corporate-owned location from September 1, 2024 through August 31, 2025

Adjusted Revenue (see Note 1)	$2,895,922	
COGS (Installation + Material)	$1,629,764	
Gross Profit	$1,266,158	43.72%
Expenses		
Advertising	$362,129	12.50%
Overhead (see Note 2)	$124,387	4.30%
Admin Labor (see Note 3)	110000	3.80%
Sales Labor (see Note 4)	$121,035	4.18%
Royalty	$144,796	5.00%
Ad Fund	$57,918	2.00%
Total Expenses	$920,266	
Adjusted Net Profit	$345,892	11.94%
Note 1 Actual revenue from this period was $2,758,021; however, such did not reflect a cost increase of $0.50/sq ft which has been implemented. Since this would not alter expenses, and was not reflected, it has been incorporated in the adjusted revenue to accurately reflect the performance as though the cost increase had been implemented throughout the reporting period.		
Note 2 Overhead includes expenses for utilities, telephone, office supplies, software, credit card processing fees, and insurance		
Note 3 Admin labor includes an adjusted cost for telephone answering commensurate with our familiarity with the cost you will be charged by use of our designated vendor, rather than payment of personnel costs on your payroll (the actual expense while our company-controlled location operated without the benefit of this was $90,294.31, compared with the allocation of $40,000 here as anticipated with our vendor). Similarly, it reflects the imputed cost of a $70,000 annual salary for an administrative team member so that you will be enabled to handle other project management tasks.		
Note 4 Sales labor has been adjusted from the expense actually incurred ($242,070) to reduce by half, on the assumption that you as the owner will handle half of all sales responsibilities to align with the allocation of responsibility anticipated for all franchisees.		

This is the historical performance of our controlled location. Some outlets have earned this amount. Your individual results may vary. There is no assurance that you will earn as much.

Written substantiation for this financial performance representation is available to you upon reasonable written request.

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

Other than the preceding financial performance representation, Five Star Flooring Franchise, 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 Dean Hartley at 761 W. 1200 S., Ste 200, Springville UT 84663, 801-551-5415, the Federal Trade Commission, and the appropriate state regulatory agencies.

20.
OUTLETS AND FRANCHISEE INFORMATION

Table No. 1
SYSTEMWIDE OUTLET SUMMARY
As of December 31 for Years 2023, 2024, and 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 Changes
Franchised				
	2023	0	0	0
	2024	0	0	0
	2025	0	0	0
Company Owned				
	2023	0	0	0
	2024	0	0	0
	2025	0	6	+6
Total Outlets				
	2023	0	0	0
	2024	0	0	0

	2025	0	6	+6

Table No. 2
TRANSFERS OF OUTLETS FROM FRANCHISEES TO NEW OWNERS
(other than the Franchisor)
As of December 31 for Years 2023, 2024, and 2025

Column 1	Column 2	Column 3
State	Year	Number of Transfers
MI	**2023**	0
	2024	0
	2025	0
Total	**2023**	0
	2024	0
	2025	0

Table No. 3
STATUS OF FRANCHISED OUTLETS
As of December 31st for Years 2023, 2024, and 2025

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
State	**Year**	**Franchises at the Start of the Year**	**Franchises Opened**	**Terminations**	**Non-renewals**	**Reacquired by Franchisor**	**Ceased Operation - other reasons**	**End of the Year**
MI								
	2023	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	0	0	0	0	0	0
Totals								
	2023	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	2024	**0**	**0**	**0**	**0**	**0**	**0**	**0**

	2025	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Table No. 4
STATUS OF COMPANY-OWNED OUTLETS
As of December 31 for Years 2023, 2024, and 2025

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7	Column 8	Column 9
State	**Year**	**Franchises at the Start of the Year**	**Franchises Opened**	**Terminations**	**Non-renewals**	**Reacquired by Franchisor**	**Ceased Operation - other reasons**	**End of the Year**
MI	**2023**	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	6	0	0	0	0	6
Total	**2023**	0	0	0	0	0	0	0
	2024	0	0	0	0	0	0	0
	2025	0	6	0	0	0	0	6

Table No. 5
PROJECTED OPENINGS AS OF December 31, 2025 through December 31, 2026

State	Franchise Agreements Signed But Outlet Not Open	Projected New Franchised Outlet In The Next Fiscal Year	Projected New Company-Owned Stores in the New Fiscal Year
Arizona	0	1	0
California	0	1	0
Massachusetts	0	1	0
North Carolina	0	1	0
Nevada	0	1	0
Ohio	0	1	0
Oregon	0	1	0
Pennsylvania	0	1	0
Texas	0	3	0
Totals	0	11	0

The following is a complete listing of all of our current franchisees and the addresses and telephone numbers of all of their operations as of **December 31, 2025** (franchisees with an asterisk '*' beside their name had signed a franchise agreement but had not yet opened as of that date):

[Our only outlet was company-owned, and not franchised]

The following is a list of the name, city and state, and the current telephone number or if unknown, the last known home telephone number of every franchisee who had an outlet terminated, canceled, not renewed, or otherwise voluntarily or involuntarily ceased to do business under the franchise agreement during our most recently completed fiscal year or who has not communicated with us or our affiliate within **10** weeks of the date of this Disclosure Document.

State	City	Name	Address	Zip Code	Phone Number
n/a	n/a	n/a	n/a	n/a	n/a

If you buy this franchise, your contact information may be disclosed to other buyers when you leave the franchise system.

Our standard franchise agreement, all renewal and transfer agreements, and all agreements to settle disputes with franchisees, generally contain confidentiality clauses. Thus, all our franchisees have signed a confidentiality clause with us. In some instances, current and former franchisees sign provisions restricting their ability to speak openly about their experience with **FIVE STAR FLOORING**. You may wish to speak with current and former franchisees, but be aware that not all such franchisees will be able to communicate with you.

The following is a list, to the extent known to us, of the names, addresses, telephone numbers, email addresses, and web addresses of each trademark-specific franchise organization associated with the franchise system being offered which we have created, sponsored, or endorsed: **NONE**.

The following is a list of any independent franchisee organizations that have asked to be included in this disclosure document: **NONE**.

21.
FINANCIAL STATEMENTS

Attached as Exhibit A to this Disclosure Document are the audited financial statements of our Parent for fiscal years ended December 31, 2023, fiscal year-end December 31, 2024, and fiscal year-end December 31, 2025. Our fiscal year-end is December 31. The guarantee of performance of our Parent to assure performance of our obligations is attached in Exhibit A as well.

22.
CONTRACTS

Attached are copies of the Franchise Agreement, the State Law Addendum, and all other related agreements you may have to sign when you purchase your franchise. The standard form release agreement that you will be required to sign in certain instances, such as for a transfer or renewal, is found in section 9.9 of the Franchise Agreement.

23.
RECEIPTS

Attached to this Disclosure Document are two Receipt pages. They are duplicates that evidence your receipt of this Disclosure Document – the first is to be retained by you, the other by us (Exhibit F).

EXHIBIT A

TO

FIVE STAR FLOORING FRANCHISE, LLC

DISCLOSURE DOCUMENT

FINANCIAL STATEMENTS
