

Provision	Section in Franchise Agreement	Summary
		Specific Disclosure Addendum and Amendments to Franchise Agreement).*

*Please refer to the disclosure addenda and contractual amendments appended to this Franchise Disclosure Document for additional terms that may be required under applicable state law.

ITEM 18 PUBLIC FIGURES

We do not 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 Franchise 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 below reflects the historic financial performance of Showhomes Businesses in operation as of December 31, 2024. All of these franchisees operate a Showhomes Business at one Location. The information below is based on reports submitted to us by our franchisees.

As of December 31, 2024, there were 19 Showhomes Locations. The data below is based upon information received from 16 of the 19 Locations (the “Reporting Franchisees”). The Reporting Franchisees excludes 1 Location that operated under a licensing agreement, 1 Location that only operated for 10 months of 2024, and 1 Location that commenced operations in 2024 and was not in operation for the entire 12-month period ended December 31, 2024. The Reporting Franchisees also exclude the 4 Locations that closed in the year ending December 31, 2024 (none of which had been in operation for less than 12 months).

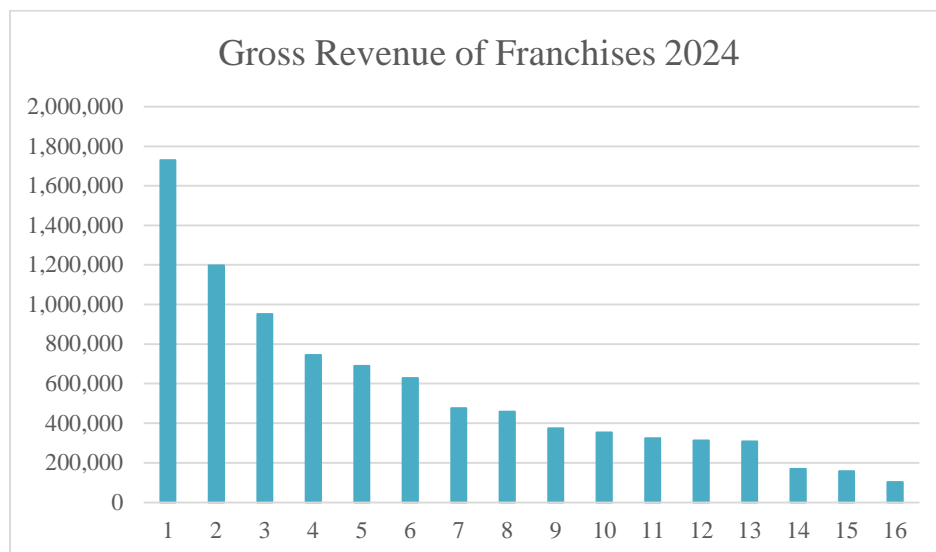
For the purpose of this financial performance representation, the term “revenue” means the total selling price of all services and products and all revenue of every other kind and nature related to a Showhomes Business. Reported revenues include Home Manager fees, administrative fees, homeowner fees, move-out inspection fees, application fees, referral fees, delivery or pickup fees, revenue from the sale or lease of any furniture, accessories or other goods, revenue from the sale of decorating, staging, photography or other services, and any other revenue related to the Showhomes Business.

Section A-1: Annual Revenues of Reporting Franchisees in 2024.

The following chart shows average annual revenues of all Reporting Franchisees during the entire 12-month period ended December 31, 2024.

Average Annual Revenues for Reporting Franchisees for the 12-Month Period Ending Dec. 31, 2024	
Annual Revenues of the Highest Performing Reporting Franchisee	\$1,729,131
Average Annual Revenues of All 16 Reporting Franchisees	\$560,899
Annual Revenues of the Lowest Performing Reporting Franchisee	\$102,688
Number and Percentage of Reporting Franchisees That Met or Exceeded the Average Annual Revenue	6 (38%)
Median Annual Revenues of 16 Reporting Franchisees	\$416,288

The following graph reflects the revenues reported by each of the Reporting Franchisees for the 12-month period ended December 31, 2024.



The following graph and chart reflect the annual revenues reported by each of the Reporting Franchisees:

Franchisee	2024 Revenue
Franchisee 1	\$1,729,131
Franchisee 2	\$1,198,347
Franchisee 3	\$951,108
Franchisee 4	\$743,725
Franchisee 5	\$690,018

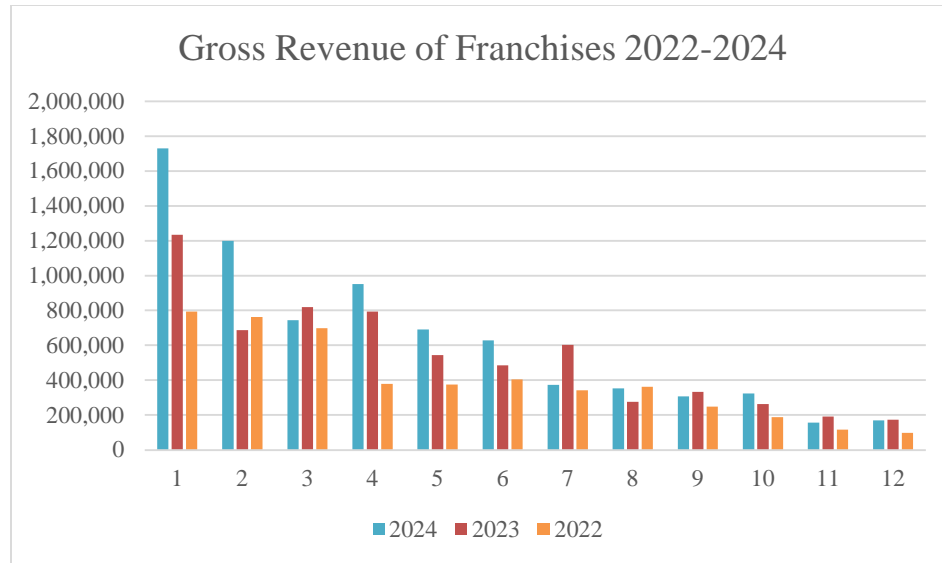
Franchisee	2024 Revenue
Franchisee 6	\$628,569
Franchisee 7	\$475,621
Franchisee 8	\$458,833
Franchisee 9	\$373,744
Franchisee 10	\$352,192
Franchisee 11	\$324,010
Franchisee 12	\$312,851
Franchisee 13	\$307,768
Franchisee 14	\$169,185
Franchisee 15	\$156,598
Franchisee 16	\$102,688
Average Annual Revenue	\$560,899
Median Annual Revenue	\$416,288

Section A-2: Annual Revenues of Reporting Franchisees for the Three-Year Period Ended December 31, 2024.

The following chart shows average annual revenues of 12 of the 16 Reporting Franchisees that were in operation during the entire three-year period ended December 31, 2024. The information below includes information from only 12 Reporting Franchisees because the remaining 4 Reporting Franchisees commenced operations during the three-year period and therefore were not in operation for the entire three-year period ended December 31, 2024.

Average Annual Revenues for Franchisees for the Three-Year Period Ending Dec. 31, 2024			
	12 Month Period Ending Dec. 31, 2024	12 Month Period Ending Dec. 31, 2023	12 Month Period Ending Dec. 31, 2022
Annual Revenues of the Highest Performing Reporting Franchisee	\$1,729,131	\$1,234,314	\$792,620
Average Annual Revenues of All 12 Reporting Franchisees	\$586,648	\$492,250	\$366,550
Annual Revenues of the Lowest Performing Reporting Franchisee	\$156,598	\$172,628	\$97,396
Number and Percentage of Reporting Franchisees That Met or Exceeded the Average Annual Revenue	6 (50%)	6 (50%)	6 (50%)
Median Annual Revenues of 12 Reporting Franchisees	\$373,744	\$484,550	\$361,116

The following graph and chart reflect the revenues reported by each of the 12 Reporting Franchisees described above for the calendar years ended December 31, 2022, 2023 and 2024.



	2024 Revenue	2023 Revenue	2022 Revenue
Franchisee 1	\$1,729,131	\$1,234,314	\$792,620
Franchisee 2	\$1,198,347	\$686,143	\$762,215
Franchisee 3	\$743,725	\$819,145	\$697,113
Franchisee 4	\$951,108	\$793,348	\$377,798
Franchisee 5	\$690,018	\$543,280	\$375,357
Franchisee 6	\$628,569	\$484,550	\$405,028
Franchisee 7	\$373,744	\$602,255	\$342,332
Franchisee 8	\$352,192	\$275,226	\$361,116
Franchisee 9	\$307,768	\$332,109	\$248,461
Franchisee 10	\$324,010	\$262,843	\$187,902
Franchisee 11	\$156,598	\$191,384	\$115,791
Franchisee 12	\$169,185	\$172,628	\$97,396
Average Annual Revenue	\$586,648	\$492,250	\$366,550
Median Annual Revenue	\$373,744	\$484,550	\$361,116

All franchisees described above in Section A-2 have operated for at least 3 years, and some have operated for over 10 years.

Section B: Average Property Prices Under Contract.

All Reporting Franchisees had Properties under contract during the 12-month period ended December 31, 2024. The following chart reflects the minimum, average and maximum list prices of Properties under contract with Reporting Franchisees during the 12-month period ended December 31, 2024. The chart also shows the middle 50% range of the list prices of Properties

under contract. The range represents the middle 50% of all list prices of Properties under contract reported. The bottom of the middle 50% range is the 25th percentile, which means 25% of list prices of Properties under contract reported fell below that amount. The top of the middle 50% range is the 75th percentile, which means 25% of list prices of Properties under contract reported are above that amount.

	List Price of Properties Under Contract During 12-Month Period Ending December 31, 2024
Minimum	\$120,000
Average	\$1,394,104
Maximum	\$69,900,000
Middle 50% Range	\$539,900 to \$1,500,000
Number (and Percentage) of Franchisees Whose Average Property List Prices Met or Exceeded the Average Property List Prices of all 17 Franchisees	5 (31%)
Median List Price	\$820,000

Notes to Sections A and B:

The financial performance representations do not reflect the costs of sales, operating expenses or other costs or expenses that must be deducted from the gross revenue or gross sales figures to obtain your net income or profit. You should conduct an independent investigation of the costs and expenses you will incur in operating your Showhomes Business. Franchisees or former franchisees, listed in the Franchise Disclosure Document, may be one source of this information.

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

Written substantiation for this financial performance representation will be made available to you upon reasonable request.

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 Al Salas, Showhomes Franchise Company LLC, 500 S. Dixie Highway, Suite 202, Coral Gables, Florida 33146, 305-423-9594, the Federal Trade Commission, and the appropriate state regulatory agencies.

ITEM 20
OUTLETS AND FRANCHISEE INFORMATION

Table No. 1

SYSTEMWIDE OUTLET SUMMARY
FOR YEARS 2022, 2023 AND 2024(1)

Outlet Type	Year	Outlets at the Start of the Year	Outlets at the End of the Year	Net Change
Franchised	2022	31	26	-5
	2023	26	22	-4
	2024	22	19	-3
Company Owned	2022	0	0	0
	2023	0	0	0
	2024	0	0	0
Total Outlets	2022	31	26	-5
	2023	26	22	-4
	2024	22	19	-3

TRANSFERS FROM FRANCHISEES TO NEW OWNERS
(OTHER THAN THE FRANCHISOR)
FOR YEARS 2022, 2023 AND 2024

State	Year	Number of Transfers
TOTALS	2022	0
	2023	0
	2024	0

Table No. 3

STATUS OF FRANCHISED OUTLETS
FOR YEARS 2022, 2023 AND 2024(1)

State	Year	Outlets at Start of Year	Outlets Opened	Terminations	Non-renewals	Reacquired by Franchisor	Cease Operations – Other Reasons	Outlets at End of the Year
Alabama	2022	1	0	0	0	0	0	1
	2023	1	0	0	0	0	0	1
	2024	1	0	0	0	0	0	1