

Retail Development Infrastructure Grant Application

Name Nolan Norton

Company Name Sugar Rush Holdings LLC dba CamiCakes

Federal Tax I.D. 93-3346757

Incorporation Date 09-11-2023

Mailing Address 1439 Bartow Road , Lakeland, Florida, 33801

Phone Number (850) 345-5474

Email sugarrushholdings@gmail.com

Website <https://www.camicakes.com/>

Facebook https://www.facebook.com/profile.php?id=61555731712125&name=xhp_nt_fb_action_open_user

Please provide a detailed narrative about your organization including years established, mission, goals, scope of services, successes, contribution to community,

****Introduction**
Founded by Andra Hall, CamiCakes began its journey with the opening of the first store in 2006 at the Orange Park Mall in Orange Park, FL, followed by the first store in Atlanta, GA, in 2009. The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy. Today Cami Cakes is located in 4 locations throughout Atlanta Georgia and 1 location in Jacksonville Florida Our successful business operation and reputation are built upon principles of fair dealing, ethical conduct, and adherence to applicable laws and regulations. We maintain the utmost levels of personal integrity and a commitment to excellence. Our primary focus is on delivering exceptional customer service, ensuring the freshness of our products, and preserving the authenticity of our signature recipes.

****Business Overview**
CamiCakes is a well-established bakery brand renowned for its specialty cupcakes and cakes. Our mission is simple yet profound: "Create Happiness, One Cupcake at a Time." We specialize in crafting gourmet cupcakes, layer

etc. cakes, and ice creams, all inspired by the Southern upbringing of our founder, Andra Hall. We take pride in using the freshest ingredients and smooth buttercream or cream cheese frosting to ensure an unmatched quality and taste. Our retail cupcake bakery offers a delightful experience for cake lovers of all ages, making it a staple for various occasions, including birthdays, weddings, showers, and more. Our expanded offerings cater to gifts, weddings, birthdays, showers, and corporate markets.

****Mission and Goals:****

Our mission is simple, to "create happiness, one cupcake at a time" by providing quality food and service in a friendly atmosphere while preserving customer trust and confidence. At the heart of our bakery is a commitment to excellence in baking. Our goal is to be a beacon of creativity and quality, offering a diverse range of specialty cakes and cupcakes that not only tantalize the taste buds but also captivate the eyes. We aspire to be the go-to destination for those seeking unique, handcrafted confections for weddings, birthdays, celebrations, and everyday delights for McKinney.

****Scope of Services:****

Our bakery is a treasure trove of confectionery wonders. From intricately designed wedding cakes that tell your love story to whimsical and flavorful cupcakes that cater to every palate, we pride ourselves on the diversity and excellence of our offerings. Our skilled bakers, armed with a passion for perfection, bring to life custom creations that suit the preferences and themes of our discerning customers.

****Successes:****

CamiCakes is a well-established bakery brand known for its specialty cupcakes and cakes, currently with locations in Jacksonville, Florida and Atlanta, Georgia. CamiCakes has been awarded the number 4 spot in the Huffington Posts "Top 10 cupcakes in America, while also being featured in top publishings, including The Atlanta Tribune "Best of Atlanta" Edition and Black Enterprise. We have become synonymous with exquisite craftsmanship and attention to detail, earning the admiration of our community becoming a premier sweet delectable spots in each respective community.

****Contribution to Community:****

Our franchise venture in McKinney, Texas, led by our franchisee, has established a nonprofit organization, G.R.O. (Gaining Resources for Outreach). G.R.O., is aimed towards promoting and advancing political capital, community welfare, and financial literacy. We will actively engage with the McKinney, Plano, Frisco, and DFW areas through various community involvement initiatives, whether through supporting local events, participating in charitable causes, or fostering partnerships with community organizations, CamiCakes will be at the forefront making a positive impact on the lives of the people in these vibrant communities.

****Sustainability:****

In alignment with our values, we are dedicated to sustainability. We source our ingredients responsibly, minimize waste through efficient processes, and continually explore eco-friendly packaging options. Our commitment to the

environment reflects our belief in creating a positive impact beyond the boundaries of our bakery.

****Customer-Centric Approach:****

Our success is deeply rooted in our customer-centric approach. We value the relationships we build with our patrons and prioritize their satisfaction. Whether it's a milestone celebration or a simple craving, we ensure that every customer leaves our bakery with not just a delightful treat but also a memorable experience.

In conclusion, our cake and cupcake bakery is more than a place that satisfies sweet cravings; it's a hub of creativity, community, and celebration. Join us on this delicious journey, where every bite tells a story, and every creation is a masterpiece crafted with love and expertise.

Organization Type	Corporation
Name	Nolan Norton
Title	Manager
Mailing Address	8208 Brahma Dr, Austin, Texas, 78744
Phone Number	(850) 345-5474
Email Address	njnenterprises1549@gmail.com
Name	Nolan Norton
Title	Manager
Mailing Address	8208 Brahma Dr, Austin, Texas, 78744
Phone Number	(850) 345-5474
Email Address	njnenterprises1549@gmail.com
Are you the property	No

owner?

Name David Spagnolo

Company Whitestone REIT

Mailing Address 8240 Preston Road Suite 275, Plano, Texas, 75024

Phone Number (469) 207-9043

Email Address dspagnolo@whitestonereit.com

Letter of Support for Project from Property Owner [Grant Support Letter.pdf](#)

Company / Organization Board of Directors Included in attachment

Board of Directors Attachment [Leadership Team.pdf](#)

Leadership Staff Included in attachment

Leadership Staff Attachment [122 Leadership Team 516.pdf](#)

Project / Business Name CamiCakes McKinney Kitchen Buildout

Location of Project Eldorado Plaza

Physical Address 2950 Craig Drive Suite 302, Mckinney, Texas, 75072

Property Size (in acres) 2.1

Collin CAD Property ID 2630424

Property Use (retail, restaurant) Bakery

Estimated Date of Project Start Date 02-01-2024

Estimated Date of Project Completion Date 03-31-2024

Project Details and Proposed Use We are requesting this grant to help create a new reality in McKinney, Texas, by assisting with our bakery kitchen buildout.

The transformation of the existing hairdresser space into our bakery CamiCakes involves a comprehensive construction plan. Initially, two non-bearing walls, along with a door, will be demolished to create a more open and functional layout. Additionally, countertops on both side walls will be removed. A new 3ft x 6ft front display countertop will be crafted to enhance the bakery's aesthetics. The creation of partition walls measuring 21.9ft x 15ft, complete with a 3x7 door, will define distinct bakery spaces. The interior will feature a 12ft drop ceiling, utilizing 4ft x 2ft tiles suspended with Prelude 23.06-in Galvanized Steel White Cross Tee and Ceiling Tile Hanger Wire. The walls will be painted according to the client's choice, achieving a smooth texture level 4, and vinyl baseboards will be installed for a polished finish. Drywall installation, tape/bed, and texture will follow the routing of electrical lines, all of which will be meticulously revised and stamped by an engineer.

The electrical upgrade is a crucial aspect of the project, involving the installation of 120/240v outlets, an upgraded panel box, various 120v outlets, a GFI 120v outlet, and a three-way switch for interior lights in both the kitchen and lobby. To ensure well-lit and energy-efficient spaces, 4-ft x 2-ft Cool White LED Panel Lights will be installed, with all necessary wiring, outlets, and switches included.

The plumbing aspect will see the installation of an 84" 3-sink unit on existing water lines with a commercial faucet, accompanied by a strategically placed 3" floor drain, 15ft away from the new commercial sink. The plumbing system includes a 70 lb. 35 GPM Grease Trap with 3" Hub, 60LF of PVC pipes, and a 30ft underground tunneling using a 2ft wide x 3ft deep Boring Machine rental over a two-day period. Meeting city requirements, drop ceiling grids will have extra ties and support beams, and fire sprinkler heads will be replaced with the Dry Upright Typ for enhanced safety. The detailed construction plan ensures a seamless transition from a hairdresser space to the vibrant and functional Bakery Cami Cakes. Detailed design plans from architects are available upon request.

Days /
Hours of
Business
Operation

Sunday 12:00pm - 700:pm
Monday - Thursday - 10:30am - 8:30pm
Friday - Saturday - 10:30am - 9:00pm

Has a
request for
grant
funding
been
submitted
to MCDC in
the past
five years?

No

What is the
total cost
for this
Project?

44,169.66 REV

What
percentage
of Project
funding will
be provided
by the
applicant?

72

Are
matching
funds
available?

Yes

Cash Matching Funds	Amount	Source	Percent of Total
	40,000	boot strap	100

In-Kind
Matching
Funds

Amount	Source	Percent of Total
0		0

Other
Funding
Sources

We currently have Business Credit Cards approved from the following financial institutions:

Navy Federal - 15k (Business credit card)
Chase - 15k (Business Credit Card)
Wells Fargo - 10k (Business Credit Card)
American Express - 12k (Business credit Card)
Truist - 20k (Business Credit Card)
Elan - 10k (Business Credit)

Estimated
Annual
Taxable
Sales

720,000

Current
Appraised
Value of
Property

9,234,266

Estimated
Appraised
Value
(post-
improvement)

9,334,266

Estimated
Construction
Cost for
Total
Project

71,720

Total
Estimated
Cost for
Exterior
Infrastructure
Improvements

0

Total Grant
Amount

33,12725 REV

Requested

Attach
Competitive Bids for the Project [1-19-24 REVISED ESTIMATE FOR Cami McKinney Suite sugarrushholdings.pdf](#)

Has a
feasibility
study or
market
analysis
been
completed
for this
proposed
project? Yes

Attach
Executive Summary [Cami Executive Summary.docx.pdf](#)

Current
financial
report
including
current and
previous
year's profit
& loss
statement
and
balance
sheet. [Financials.pdf](#)

Audited
financials
for current
and
previous
two years
(if not
available,
please
indicate
why). [Audited Financials .pdf](#)

Reason for
Unavailable [152_Audited Financials_9314.pdf](#)

Audited
Financials

Budget [Budget.docx.pdf](#)

Financial
Statements [154 Financials 3283.pdf](#)

W9 [sugar rush w9.pdf](#)

Business
plan
including
mission and
goals of
company /
organizatio
n, target
customers,
staff,
growth
goals,
products /
services,
location(s),
etc. [CamiCakes Franchise Opportunity Presentation.pdf](#)

Plat / map
of property
extending
200 feet
beyond
property in
all
directions
(if
applicable). [Screen Shot 2024-01-24 at 7.29.04 PM.png](#)

Timeline
and
schedule
from design
to
completion. [milestones.png](#)

Plans for
future
expansion / [Cami Growth & Expansion.docx.pdf](#)

growth.

We certify
that all
figures,
facts and
representati
ons made
in this
application,
including
attachment
s, are true
and correct
to the best
of our
knowledge.

Selecting this option indicates your agreement with the above statement.

Representa
tive
Completing
Application

Date 01-29-2024

Property
Owner

Date 01-29-2024

Nolan Norton

Nolan Norton is an accomplished business leader with a Master's degree in entrepreneurship from Temple University. He has experience working at respected companies like Allstate Insurance, JP Morgan, and Indeed. Norton has contributed to the Dallas-Fort Worth community through One Community Church in Plano and hosting investment properties in North Dallas-Fort Worth. His leadership and dedication make him well-qualified to lead the McKinney CamiCakes franchise.

- Active figure in Dallas-Fort Worth area
- Contributions at One Community Church in Plano
- Unique qualifications for day-to-day operations
- Commitment to local community



Jonathan Dorce

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has been through rigorous trainings, learning the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

- Information Technology graduate from Florida A & M University
- Experience leading large teams with Fortune 500 companies (Johnson & Johnson, Discover Bank)
- Entrepreneur and owner of multiple rental units





Executive Summary

Introduction

Founded by Andra Hall, CamiCakes began its journey with the opening of the first store in 2006 at the Orange Park Mall in Orange Park, FL, followed by the first store in Atlanta, GA, in 2009. The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy. Today Cami Cakes is located in 4 Locations throughout Atlanta Georgia and 2 Locations in Jacksonville Florida Our successful business operation and reputation are built upon principles of fair dealing, ethical conduct, and adherence to applicable laws and regulations. We maintain the utmost levels of personal integrity and a commitment to excellence. Our primary focus is on delivering exceptional customer service, ensuring the freshness of our products, and preserving the authenticity of our signature recipes.

Business Overview

CamiCakes is a well-established bakery brand renowned for its specialty cupcakes and cakes. Our mission is simple yet profound: "Create Happiness, One Cupcake at a Time." We specialize in crafting gourmet cupcakes, layer cakes, and ice creams, all inspired by the Southern upbringing of our founder, Andra Hall. We take pride in using the freshest ingredients and smooth buttercream or cream cheese frosting to ensure an unmatched quality and taste. Our retail cupcake bakery offers a delightful experience for cake lovers of all ages, making it a staple for various occasions, including birthdays, weddings, showers, and more. Our expanded offerings cater to gifts, weddings, birthdays, showers, and corporate markets.

Proposed Property Usage

Our intended usage of the property includes transforming it into a CamiCakes Cupcakes Bakery, where we will craft and offer a diverse range of gourmet cupcakes, layer cakes, and ice creams. The property will not only serve as a retail space for delightful treats but will also provide a warm and inviting ambiance for customers to enjoy our signature creations. We envision this space becoming a cherished destination for various occasions, from everyday indulgence to special celebrations.

Market Opportunity

We are excited about expanding into Eldorado Plaza, located in McKinney, Texas, a city that ranks as the 5th fastest-growing in the United States. Eldorado Plaza, situated at the NW corner of US-75 and Eldorado Parkway, is an attractive and thriving commercial hub

hosting popular stores such as Trader Joe's, Starbucks, pOpshelf, Cristina's Fine Mexican Cuisine, Barro's Pizza, Belk, and Lane Bryant serving as an anchor for the community. Eldorado Plaza's central location, coupled with its convenience to a rapidly growing population, makes it an ideal choice for CamiCakes. With numerous dining and shopping options available within a mile, the plaza offers a bustling and vibrant atmosphere, perfectly aligned with our vision to bring delicious cupcakes and cakes to the community. Moreover, the impressive median household income of \$192,000 in the area underscores the potential for CamiCakes to thrive, catering to a discerning and affluent customer base. The plaza's strategic positioning and the thriving McKinney community create a promising environment for the continued growth and success of CamiCakes. The expansion into Eldorado Plaza represents a strategic move for CamiCakes, allowing us to establish a strong presence in a dynamic and rapidly developing community while benefiting from the proximity to established and renowned businesses in the plaza. We are excited about the opportunities this location offers and the potential to create happiness, one cupcake at a time, in McKinney, Texas.

Financial Projections

Our financial forecasts project substantial revenue and profit growth over the next 5 years. Given that CamiCakes' existing stores have varying net sales, and a good store makes anywhere from \$60,000 to \$70,000 a month, we'll aim for a conservative estimate of \$720,000 in annual net sales. The average gross profit margin across the existing stores is approximately 63%, so we'll use this as a reference for the McKinney store. With a focus on cost efficiency and revenue optimization, we aim to achieve Net Sales of \$720,000 with a Gross Profit Margin of \$453,600.

Franchise Operator

The CamiCakes franchise in McKinney, Texas, will be under the capable leadership of Nolan Norton and Jonathan Dorce.

Nolan is an accomplished business leader with diverse experience and a strong commitment to customer service. He holds a Master's degree in entrepreneurship from Temple University's Fox School of Business and has worked at respected companies like Allstate Insurance, JP Morgan, and Indeed. Nolan's two-year training under CamiCakes founder Andra Hall and his entrepreneurial background uniquely qualify him to oversee the store's day-to-day operations and drive brand expansion in the fast-growing McKinney community. Nolan is not only a professional success but also an influential figure in the Dallas-Fort Worth (DFW) area, with contributions at One Community Church in Plano and prior employment at JP Morgan in Frisco, Texas. His commitment to the local community and the broader business landscape is evident in his involvement in hosting investment properties in North Dallas-Fort Worth. Nolan Norton's leadership and dedication will have a significant impact on both the McKinney CamiCakes franchise and the community it serves, ensuring its success with his exceptional qualifications and unwavering passion for service.

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has learned the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

Community Engagement

Community engagement is a core part of our mission. Our franchise venture in McKinney, Texas, is led by our Franchisee, who has established a nonprofit organization, G.R.O. (Gaining Resources for Outreach). Through G.R.O., we aim to promote and advance political capital, community welfare, and financial literacy. We will actively engage with the McKinney, Plano, Frisco, and DFW areas through various community involvement initiatives, supporting local events, participating in charitable causes, and fostering partnerships with community organizations.

Mission Statement

Our mission is to "Create happiness, one cupcake at a time" by providing quality food and service in a friendly atmosphere while preserving customer trust and confidence.

In summary, CamiCakes is not just a bakery but a brand committed to creating happiness through exceptional cupcakes and community engagement. We look forward to becoming a vital part of the McKinney community, providing quality treats and making a positive impact on the lives of its residents.



Growth & Expansion

Year 1: Establish and Optimize Operations in McKinney

Grand Opening Success:

- Execute a successful grand opening event in April to generate buzz and attract local customers.
- Implement targeted marketing campaigns to drive traffic during the initial months.

Operational Refinement:

- Collect customer feedback and use it to refine operations and improve customer experience.
- Ensure staff is well-trained and aligned with CamiCakes' brand standards.

Local Partnerships:

- Build partnerships with local businesses, schools, and community organizations to enhance brand visibility.
- Explore collaborations for catering services and special events.

Year 2-3: Diversified Expansion Within DFW

Entry into Plano and Frisco:

- Conduct market research to identify potential locations in neighboring cities such as Plano and Frisco.
- Open additional stores in high-traffic areas, leveraging the success and recognition gained in McKinney.

Digital Presence Enhancement:

- Strengthen online presence through social media, a user-friendly website, and online ordering options.
- Invest in digital marketing to reach a broader audience within the DFW metroplex.

Local Collaborations:

- Establish collaborations with local influencers, businesses, and community organizations in Plano, Uptown Dallas, and Arlington.
- Participate in events and sponsorships to integrate CamiCakes into the fabric of each community.

Operational Optimization:

- Apply lessons learned from the McKinney store to optimize operations, ensuring a seamless and consistent customer experience across multiple locations.

- Implement feedback mechanisms to capture insights from the new stores and make necessary adjustments.

Year 4-5: Regional Presence and Franchise Development

Regional Expansion:

- Target strategic locations in the DFW metroplex for further expansion, such as Dallas, Arlington, and Irving.
- Implement a regional growth strategy, considering diverse neighborhoods and demographic preferences.

Franchise Development Program:

- Develop a franchise model for CamiCakes to enable expansion through franchise partnerships.
- Identify and recruit potential franchisees who align with the brand's values and commitment to quality.

Supply Chain Optimization:

- Optimize the supply chain to accommodate the growing number of stores in the region.
- Establish partnerships with local suppliers to ensure consistent product quality.

Community Engagement Programs:

- Launch community engagement programs, such as loyalty programs and customer appreciation events, to foster brand loyalty.
- Continue to support local initiatives and events to integrate CamiCakes into the fabric of each community.

Long-Term Vision: Statewide Presence and Beyond

Statewide Expansion:

- Evaluate the potential for statewide expansion, targeting key cities beyond the DFW metroplex.
- Develop a scalable model that can adapt to different market dynamics.

National and International Opportunities:

- Explore opportunities for national and international expansion, either through corporate-owned stores or strategic partnerships.
- Ensure brand consistency and adaptability to diverse markets.

Innovation and Sustainability:

- Continue to innovate the menu, introducing new flavors and offerings to stay relevant.
- Implement sustainable practices to align with consumer preferences and demonstrate social responsibility.



SERVICE CONTRACT AMENDMENT

CHANGE OF ORDER & PAYMENT PROGRESSION Amendment: This amendment (the 'Amendment') Dated 02-05-24 modifies the existing service contract SERVICE CONTRACT FOR Sugar Rush Holdings LLC address 2950 Craig Dr. McKinney TX 75072, entered between Sugar Rush Holdings LLC & Uprise Construction LLC. The parties hereby agree that CHANGE OF ORDER & THE NEW PAYMENT DRAWS shall be incorporated as part of the original service contract.

All other terms and conditions of the original contract shall remain in FULL force and effect, except as expressly modified by this Amendment.

3. CONTRACT PRICE

This Contract is effective as of the 02/05/24

Client agrees to pay Uprise Construction LLC a total sum of **\$76,239.66** for all work performed under the contract, said amount to be paid by client to contractor on the following schedule:

1st Progress Payment of \$34,000.00 will be due on 02/07/24

2nd Progress Payment of \$25,000 will be due 02/21/23

3rd Progress Payment of \$10,000 will be due 03/06/23

4th Final Payment of \$7,239.66 upon completion after the walk-through on or after 03/28/24.

Any additional time needed by the client will NOT delayed Uprise Construction payment.

X

Sugar Rush Holdings LLC ("Owner")

LEGAL ACTIONS WILL BE ENFORCED IF THE CUSTOMER(S) DECIDES TO CANCEL THIS CONTRACT BEFORE THE AGREEING DATE. CUSTOMER(S) SHALL PAY BACK TO CONTRACTOR THE AMOUNT SPENT TO THE DATE.



REVISED ESTIMATE

PAK722

uprisegc@gmail.com
817-380-9989

Bill To:
Cami McKinney Suite
sugarrushholdings@gmail.com

Date: Feb 1, 2024

PO Number: Eldorado Plaza 2950
Craig Dr. McKinney

Balance Due: \$76,239.66

Item	Quantity	Rate	Amount
DEMO WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$18,570.00	\$18,570.00
Demo 2 wall separation including door (non bearing walls)			
Demo countertops on both side walls			
Create countertop for Front Display Countertop 3ftx6ft			
Create 21.9ft x 15ft tall partition walls w/ 3x7 door			
install 12ft droop ceilings 4ftx2ft tiles			
Ceilings Prelude 23.06-in Galvanized Steel White Cross Tee			
Ceiling tile Hanger Wire			
Interior walls Painting (client choice)			
smooth texture level 4			
Vinyl Baseboard installs			
Drywall install, tape/bed and texture after electrical lines had been ran.			
City of McKinney Permits with engineering drawings	1	\$2,800.00	\$2,800.00
CURRENT PLANS WILL REVISED AND STAMP BY AN ENGINEER			
ELECTRICAL WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$19,200.00	\$19,200.00
EXTERIOR WORK		\$13,200.00	\$13,200.00
Install electrical 240v for appliances UPGRADE PANEL BOX			
INTERIOR WORK		\$6,000.00	\$6,000.00
4-double 240 outlets			
5-double 120v outlets			
1-double GFI 120v outlet			
1-three way switch for interior lights (kitchen and lobby)			
4- 4-ft x 2-ft Cool White LED Panel Light			
All wires, outlets and switches included			

X

Sugar Rush Holdings LLC ("Owner")

PLUMBING WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$33,319.66	\$33,319.66
EXTERIOR WORK		\$30,969.66	\$30,969.66
Install and Purchase by Uprise a 84" 3 Sink on existent water lines w/ commercial faucet			
Install 4" floor drain 15ft from new commercial sink to suggested floor drain FOR Grease Trap equipment			
(1) 75GPM Polyethylene Hydromechanical Grease Interceptor with Type 'M' Covers for parking lot.			+\$4,519.66
250 Yards of Gravel for grease trap leveling			CHANGE OF ORDER
Vince drains w/ raisers			
60LF of PVC pipes and fittings			
Concrete cut out and poured back			
Boring/trenching/bobcat Machine			
INTERIOR WORK	1	\$550.00	\$550.00
Drop ceiling grids extra ties and supports beam PER CITY REQUIREMENTS			
INTERIOR WORK	6	\$300.00	\$1,800.00
Replace fire sprinkle heads to DRY UPRIGHT TYPE			

Subtotal:	\$76,239.66
Tax (0%):	\$0.00
Total:	\$76,239.66

Notes:

Turn Around 4-7 Weeks
No deposit Required
Includes all Taxes

Terms:

Progressive Payments

X

Sugar Rush Holdings LLC ("Owner")

SERVICE CONTRACT

1. AGREEMENT

This SERVICE CONTRACT (this "Agreement" or this "Service Contract"), effective as of 1/25/2024, is made and entered into by and between **Uprise Construction LLC** a company organized and existing in Texas, with offices located at 1520 E. Henderson St. Cleburne, TX 76033 (hereinafter the "UC Contractor/Builder") and **Sugar Rush Holdings LLC** address 2950 Craig Dr. McKinney TX 75072 (hereinafter the "owner") Whereas, Owner and Contractor desire to enter into a relationship in which Contractor will provide the following services:

2. DESCRIPTION OF WORK

Uprise Construction will do a Complete Interior remodel for future Bakery including electrical, flooring, drywall, painting, plumbing and install of equipment, a make ready construction, please see **SCOPE of Work: SEE ATTACHED ESTIMATE #PAK722 FOR REFERENCING**

3. CONTRACT PRICE

This Contract is effective as of the 1/25/2024

Client agrees to pay Uprise Construction LLC a total sum of **\$71,500.00** for all work performed under the contract, said amount to be paid by client to contractor on the following schedule:

1st Progress Payment of \$30,000.00 will be due on 01/29/24

2nd Progress Payment of \$20,000 will be due 02/12/23

3RD Progress Payment of \$15,000 will be due 02/26/23

4th Final Payment of \$5,000 upon completion after the walk-through on or after 03/28/24.

Any additional time needed by the client will NOT delayed Uprise Construction payment.

4. TIME FOR COMPLETION OF WORK

Time is of the essence of this contract: All work shall be completed by contractor not later than (tentative date) 03/28/24. **Final Project will be completed with all the city of McKinneyZ' requirements to operate as Bakery, including safety permits and all required inspections.**

5. WORK CHANGES

The Client shall have the right to order work changes in the nature of additions, deletions, or other modifications with a "**CHANGE OF ORDER**" form, the change of order will include conforming changes in the contract price and completion time. Work shall be changed, the contract price and completion time may be modified, only as set out in the written work change order.

6. WARRANTY

Uprise Construction LLC, guarantees its construction work for 30 (sixty) days for all workmanship and materials, after the final completion of the work and acceptance thereof by client.

7. ADVERTISEMENT

The Client hereby grants permission for the placement of **ADVERTISEMENT SIGNS AND PROMOTION ON SOCIAL MEDIA PLATFORMS** by Our company, in accordance with the terms and conditions outlined in the agreed-upon contract.

WE RESERVE THE RIGHT TO CANCEL THIS CONTRACT FOR ANY REASON OR/IF PAYMENT IS NOT MADE WHEN DUE. LEGAL ACTIONS WILL BE ENFORCED IF THE CUSTOMER(S) DECIDES TO CANCEL THIS CONTRACT BEFORE THE AGREEING DATE. CUSTOMER(S) SHALL PAY BACK TO CONTRACTOR THE AMOUNT SPENT TO THE DATE.

x 
Sugar Rush Holdings LLC ("Owner")

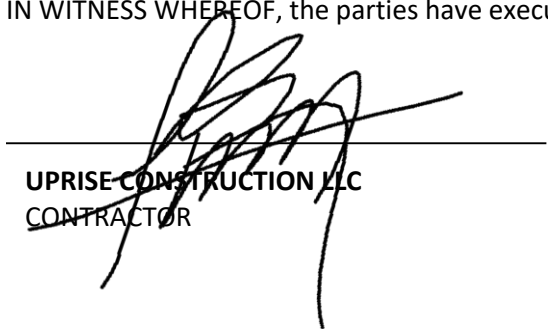
THE FOLLOWING CONDITIONS ARE AN INTEGRAL PART OF THIS AGREEMENT.

1. ACCORDING TO TEXAS'S CONSTRUCTION LIEN LAW (SECTIONS 53.001), **THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LEIN.** IF YOUR BUILDER OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR BUILDER IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR WILL HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR BUILDER OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR BUILDER IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOUR A "NOTICE TO OWNER." TEXAS CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY. 2. CHANGES IN PLANS AND/OR ADDITIONAL WORK (CHANGE ORDERS) MAY BE REQUESTED BY OWNER WHEN PRACTICAL, AND SHALL BE STIPULATED IN WRITING BETWEEN THE PARTIES, TOGETHER WITH THE COST THEREOF. FOR EACH CHANGE MADE, BUILDER SHALL BE ALLOWED AND ADDITIONAL FIVE (5) WORKING DAYS TO COMPLETE THE REQUEST. 3. OWNER HEREBY GIVES BUILDER THE RIGHTS TO USE ANY PHOTOS OR VIDEOS OF WORK PERFORMED BY BUILDER IN OWNER'S PROPERTY. IN ADDITION, OWNER AGREES TO ALLOW BUILDER TO PLACE A SIGN ON THE PROPERTY IN A FOCAL VANTAGE POINT AT BUILDER'S DISCRETION DISPLAYING COMPANY LOGO AND INFORMATION.

2. OWNER SHALL NOT DELAY THE FULL AND FINAL PAYMENT BECAUSE OF MINOR "PUNCH OUT ITEMS" FOR ANY REASON. SHOULD OWNER FAIL TO SETTLE AND MAKE FINAL PAYMENT WITH BUILDER UPON COMPLETION AND JOINTLY DOING THE FINAL WALK THROUGH, BUILDER SHALL BE ENTITLED TO A TWO HUNDRED (\$200.00) DOLLARS PER DAY LATE FEE FOR EACH DAY THEREAFTER. NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, AND OF THE MUTUAL PROMISES AND UNDERTAKINGS HEREIN CONTAINED, THE PARTIES, INTENDING TO BE LEGALLY BOUND, DO HEREBY AGREE AS FOLLOWS: IN PROVIDING THE SERVICE UNDER THIS AGREEMENT IS STATED THAT THE CONTRACTOR IS ONLY CONTRACTED TO DO THIS JOB UNLESS OTHERWISE STATED. **WE DO NOT EXCEPTS ANY RESPONSIBILITY FOR ANY DAMAGE THAT EMPLOYEES CAUSES TO SAID PROPERTIES WHILE DOING THE WORK.**

This is A Legal and Binding Contract between the Parties having read and understood with Clarity therefore having duly affixed their signatures under hand on this day 1/25/2024

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.



UPRISE CONSTRUCTION LLC
CONTRACTOR



SUGAR RUSH HOLDINGS LLC
CLIENT





ESTIMATE

PAK722

uprisegc@gmail.com
817-380-9989

Bill To:

Cami McKinney Suite
sugarrushholdings@gmail.com

Date: Jan 19, 2024

PO Number: Eldorado Plaza 2950
Craig Dr. McKinney

Balance Due: \$71,720.00

Item	Quantity	Rate	Amount
DEMO WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$18,570.00	\$18,570.00
Demo 2 wall separation including door (non bearing walls)			
Demo countertops on both side walls			
Create countertop for Front Display Countertop 3ftx6ft			
Create 21.9ft x 15ft tall partition walls w/ 3x7 door			
install 12ft droop ceilings 4ftx2ft tiles			
Ceilings Prelude 23.06-in Galvanized Steel White Cross Tee			
Ceiling tile Hanger Wire			
Interior walls Painting (client choice)			
smooth texture level 4			
Vinyl Baseboard installs			
Drywall install, tape/bed and texture after electrical lines had been ran.			
City of McKinney Permits with engineering drawings	1	\$2,800.00	\$2,800.00
CURRENT PLANS WILL REVISED AND STAMP BY AN ENGINEER			
ELECTRICAL WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$19,200.00	\$19,200.00
Install electrical 120/240v for appliances UPGRADE PANEL BOX			
4-double 240 outlets			
5-double 120v outlets			
1-double GFI 120v outlet			
1-three way switch for interior lights (kitchen and lobby)			
4- 4-ft x 2-ft Cool White LED Panel Light			
All wires, outlets and switches included			
PLUMBING WORK MUST BE LICENSED BY PER CITY OF MCKINNEY	1	\$28,800.00	\$28,800.00

x

Sugar Rush Holdings LLC ("Owner")

Install and Purchase by Uprise a 84" 3 Sink on existent water lines w/ commercial faucet
Install 3" floor drain 15ft from new commercial sink to suggested floor drain
Grease Trap equipment
70 lb. 35 GPM Grease Trap with 3" Hub
60LF of PVC pipes
Underground tunneling 30 ft w/ 2ft wide x 3ft deep
Boring Machine rental per day (2 days)

Drop ceiling grids extra ties and supports beam PER CITY REQUIREMENTS	1	\$550.00	\$550.00
Replace fire sprinkle heads to DRY UPRIGHT TYPE	6	\$300.00	\$1,800.00

Subtotal:	\$71,720.00
Tax (0%):	\$0.00
Total:	\$71,720.00

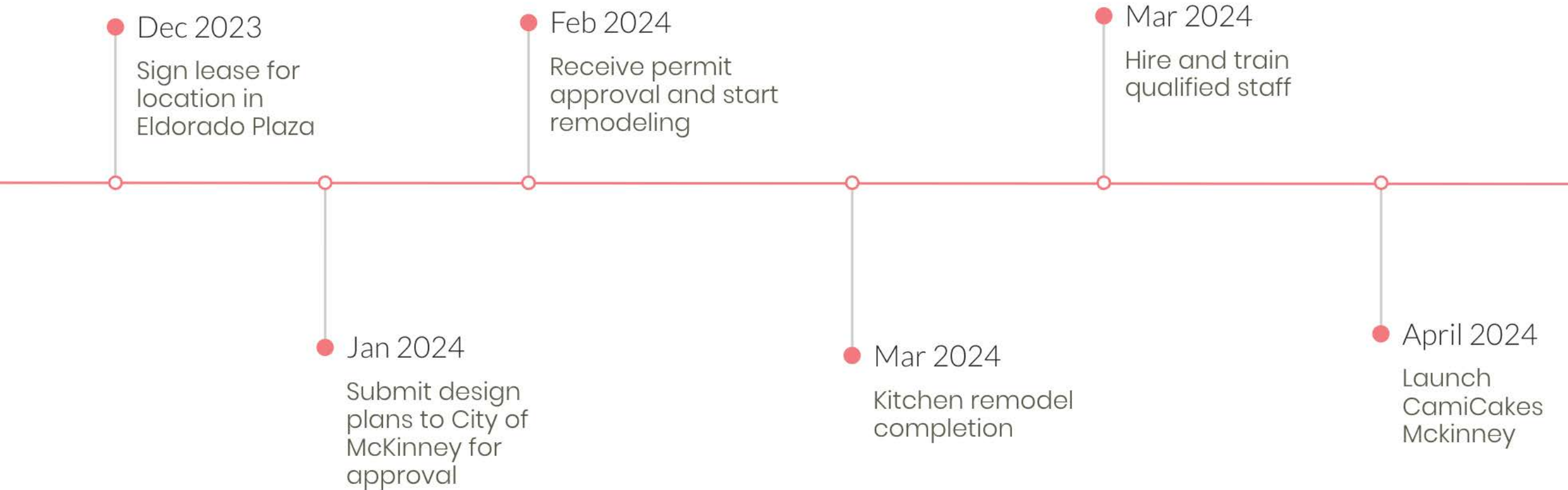
Notes:
Turn Around 4-7 Weeks
No deposit Required
Includes all Taxes

Terms:
Progressive Payments

x 

Sugar Rush Holdings LLC ("Owner")

CamiCakes Key Milestones





ELDORADO PLAZA



CHRIS MINCY

LEASING - GFW REGION
cmuncy@whitestonereit.com
p. 214.770.5220



WHITESTONE REIT

2950 Craig Drive, Suite
302, McKinney, Texas
75072



Budget

Year 1: Launch and Establishment (2024)

Kitchen Remodel

- Initial Build-Out: \$72,000 (one-time expense)

Operating Expenses:

- Rent and Utilities: \$54,000 (\$4,500 per month)
- Employee Salaries: \$120,000 (\$10,000 per month)
- Supplies and Ingredients: \$60,000 (\$5,000 per month)
- Miscellaneous Expenses: \$24,000

Initial Equipment Purchase

- Baking equipment: \$26,000

Total: \$356,000

Based on operating expenses and numbers given from existing CamiCakes located in Jacksonville and Atlanta. We do not have access to Franchise records

CamiCakes Franchise Financial Projections

Financial Metrics	Year 1	Year 2	Year 3	Year 4	Year 5
Net Sales	\$720,000	\$800,000	\$950,000	\$1,200,000	\$1,500,000
Gross Profit Margin	\$453,600	\$504,000	\$598,500	\$756,000	\$945,000
Operating Expenses	\$330,000	\$474,000	\$706,000	\$848,000	\$1,000,000
Net Profit	\$123,600	\$240,000	\$292,500	\$352,000	\$500,000

*Data sourced from financial projections in prompt

Forbes Top 10 profitable businesses in 2024. Look who is number one!

<https://www.forbes.com/advisor/business/most-profitable-businesses/>

Why Forbes chose Cupcake Businesses as the #1 most profitable business in 2024



High demand

The cake industry is expected to grow 3.3% annually, reaching \$42.9 billion by 2019



Low startup costs

You only need an oven and basic supplies to get started from home



Scalable

Start small by selling at local shops, then expand to food trucks and standalone stores

The high growth, low startup costs, and scalability make cupcake businesses a top opportunity for entrepreneurs.

Based on operating expenses and numbers given from existing CamiCakes located in Jacksonville and Atlanta. We do not have access to Franchise records

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Scalable

Start small by selling at local shops, then expand to food trucks and standalone stores

The high growth, low startup costs, and scalability make cupcake businesses a top opportunity for entrepreneurs.

Audited Financials unavailable because we do not have access to Franchise financials for locations in Jacksonville and Atlanta.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ► _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-				-	
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Nolana Nator</i>	Date ► 1/25/24
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

a. **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note: ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

b. **Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

c. **Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

d. **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

e. **Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5 ²
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

¹ See Form 1099-MISC, Miscellaneous Income, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/Businesses and clicking on Employer Identification Number (EIN) under Starting a Business. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.

You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor*
For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

***Note:** The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Visit www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



CamiCakes Franchise

Introducing the expansion of CamiCakes cupcakes into McKinney, Texas to bring happiness through exceptional cupcakes.



Founder Andra Hall

CamiCakes was founded in 2006 by Andra Hall. The company opened its first location in Orange Park, Florida, followed by a store in Atlanta, Georgia in 2009. CamiCakes now has 4 locations.

The name "CamiCakes" pays tribute to Andra's daughter, Camille who was born with Cerebral Palsy.

Locations



Tinseltown
Jacksonville, FL



Lenox
Atlanta, GA



Cumberland
Atlanta, GA



Creamery/Smryna
Smyrna, GA

Values



Fair dealing

Engage in honest and transparent business practices.



Ethical conduct

Make ethical choices and avoid conflicts of interest.



Adherence to laws

Comply with all applicable laws and regulations.

By upholding these core values, we aim to build trust with customers and partners.

Mission Statement

"Create Happiness, One Cupcake at a Time"

CAMICAKES

Offerings



Specialty Cupcakes



Layer Cakes

Quality Assurance



Signature cupcakes and cakes

We specialize in crafting gourmet cupcakes, layer cakes, and ice creams inspired by our Southern roots.



Fresh, quality ingredients

We use the freshest ingredients and smooth buttercream or cream cheese frosting for unmatched quality and taste.



Signature retail experience

Our bakery offers a fun experience for cake lovers of all ages, perfect for birthdays, weddings, and more.

CamiCakes provides exceptional cupcakes and cakes with a delightful in-store experience for customers.

Customers

Affluent families

Families with high household incomes likely to appreciate premium baked goods

Professionals

Working professionals in the area looking for convenient, high-quality treats

Students

Nearby student population craving sweet study snacks

Health-conscious customers

Customers looking for quality ingredients and dietary options like gluten-free

Gift givers

Customers purchasing baked goods as gifts for birthdays, holidays, and celebrations

Businesses in Eldorado Plaza



LANE BRYANT



ROCKFISH
SEAFOOD & GRILL



Massage Envy
SPA®



Location Highlights



Corner of Eldorado Plaza,
US-75 and Eldorado
Parkway in McKinney, Texas

The bakery will be located in a
high-traffic area at the
intersection of two major roads.



McKinney is the 5th
fastest growing city in the
U.S.

The city's rapid growth
presents a great opportunity
for business expansion.



Aligned with community
outreach vision

The bakery's community
involvement will attract local
customers.



Affluent customer base

McKinney residents have high
disposable incomes to spend at
the bakery.

The location highlights present an ideal opportunity to open
CamiCakes Cupcakes and achieve the business objectives.

CamiCakes Key Milestones



CamiCakes Franchise Financial Projections

Financial Metrics	Year 1	Year 2	Year 3	Year 4	Year 5
Net Sales	\$720,000	\$800,000	\$950,000	\$1,200,000	\$1,500,000
Gross Profit Margin	\$453,600	\$504,000	\$598,500	\$756,000	\$945,000
Operating Expenses	\$330,000	\$474,000	\$706,000	\$848,000	\$1,000,000
Net Profit	\$123,600	\$240,000	\$292,500	\$352,000	\$500,000

*Data sourced from financial projections in prompt

Nolan Norton

Nolan Norton is an accomplished business leader with a Master's degree in entrepreneurship from Temple University. He has experience working at respected companies like Allstate Insurance, JP Morgan, and Indeed. Norton has contributed to the Dallas-Fort Worth community through One Community Church in Plano and hosting investment properties in North Dallas-Fort Worth. His leadership and dedication make him well-qualified to lead the McKinney CamiCakes franchise.

- Active figure in Dallas-Fort Worth area
- Contributions at One Community Church in Plano
- Unique qualifications for day-to-day operations
- Commitment to local community



Jonathan Dorce

Jonathan is a skilled technology professional and a proud graduate of Florida A&M University. Jonathan's experience includes 6 years of leading large-scale teams at top fortune 500 companies Johnson & Johnson and Discover Financial Services, and leading large-scale projects including the notable J&J Covid-19 development.

Jonathan also owns and operates Dorce Rentals LLC, a real estate and property management company that manages both short and long term rentals. Jonathan has been through rigorous trainings, learning the business trade and operations and is eager to bring his experience as a team leader and project manager to expand CamiCakes in the City of McKinney and eventually the greater DFW area.

- Information Technology graduate from Florida A&M University
- Experience leading large teams with Fortune 500 companies (Johnson & Johnson, Discover Bank)
- Entrepreneur and owner of multiple rental units

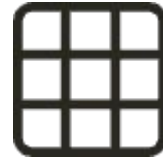


Community Engagement



Partner with local nonprofits

Collaborate with organizations like G.R.O. Gaining Resources for Outreach on community programs and events.



Host fundraising events

Organize in-store fundraisers and donate proceeds to causes like women's health, children's welfare, etc.



Support community events

Provide products and services for local events and causes to give back to the community.

We aim to make a positive impact on McKinney by engaging with and supporting the local community.

G.R.O. Nonprofit Engagement



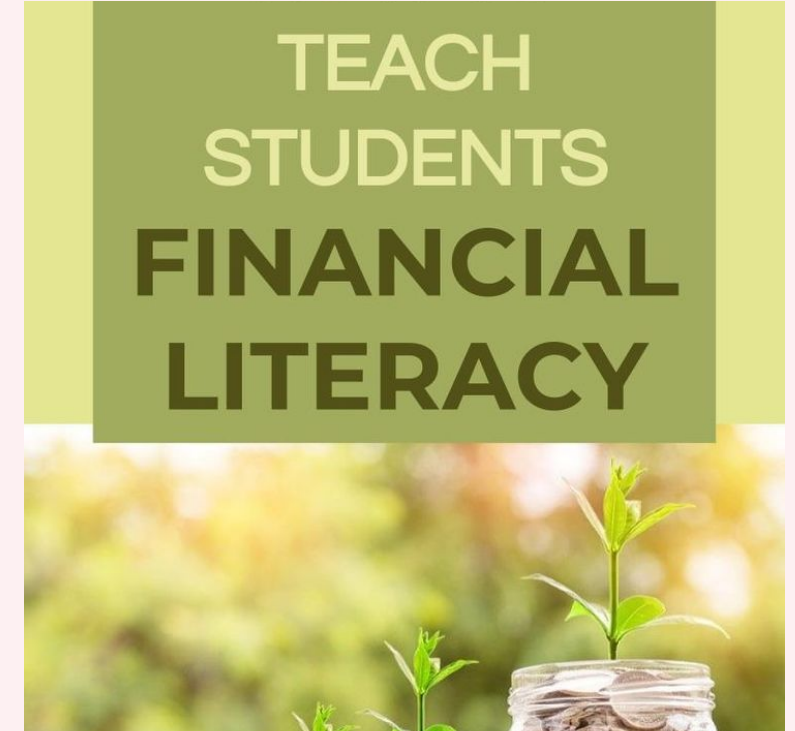
Thanksgiving Drive

Donations from CamiCakes to the Thanksgiving drive organized by G.R.O.



5K Turkey Trot

5K Turkey Trot organized by G.R.O. to raise funds for community welfare and financial literacy.



Financial Literacy

G.R.O. leading a financial literacy workshops for high school students.

People Just Love Us

“Oh my goodness! These cupcakes were amazingly delicious and very pretty. I happened to visit on Tuesday between 2-4 which is like their happy hour. I got 6 different cupcakes for only \$2 each. The lady at the counter was super sweet, which helps determine the overall experience. Two thumbs up! I highly recommend this place.

”

Shanon Ernest, Tinseltown Google Review

“We came to Atlanta last month and bought a slice of banana cream cake and it was soo good..we didn't make it too far and it was all gone lol..it was very moist the cake is awesome. I'm wondering if they ship to different states.

”

Shatonya Joseph, Cumberland Google Review



CamiCakes

CamiCakes is not just a bakery but a brand committed to creating happiness. We are looking forward to becoming a vital part of the McKinney community by providing quality treats and making a positive impact on residents' lives