



Pepe's Cantina

• mexican grill •

PEPESCANTINA.COM | ESTABLISHED 2015

WINTER PARK | CLERMONT | DEBARY | PORT ST. LUCIE | ST. PETERSBURG
VIERA | BOCA RATON | SEMINOLE | LIGHTHOUSE POINT | TRADITION | AVALON PARK
(PEPE'S EXPRESS)



Franchises Available

AN OPPORTUNITY TO MAKE A DIFFERENCE

PEPE'S CANTINA first opened in 2015 and is the brainchild of entrepreneurs, Frank Chavez and Stuart Kirban. Located in Orlando, FL, Pepe's Cantina features modern Mexican fare that includes craft margaritas, tableside guacamole, and more. The model, which now has eight operating locations, is fun, trendy, and convenient and the operations have been finely tuned based on its management team's vast experience in the restaurant space.

The concept fits the needs of many different types of people and demographics, allowing for a wide range of possible locations that could fit the Pepe's Cantina business model. Currently, from its **eleven locations** (Winter Park, Clermont, DeBary, Port St. Lucie, St. Petersburg, Viera, Boca Raton, Seminole, Lighthouse Point, Tradition and Avalon Park), Pepe's Cantina will be franchising the Company's operations to all parts of the United States (with an immediate focus in Florida). Through franchise development, Pepe's Cantina will have the ability to operate locations in new markets and areas without the cost and management responsibilities that would come with geographically widely distributed company owned outlets. Based on the concept's initial success, there are many opportunities available, including real estate, build-outs, staffing, and strategic relationships. The brand will be focused on owner/operators who invest, own, operate and **LOVE** the Pepe's Cantina brand and philosophy.

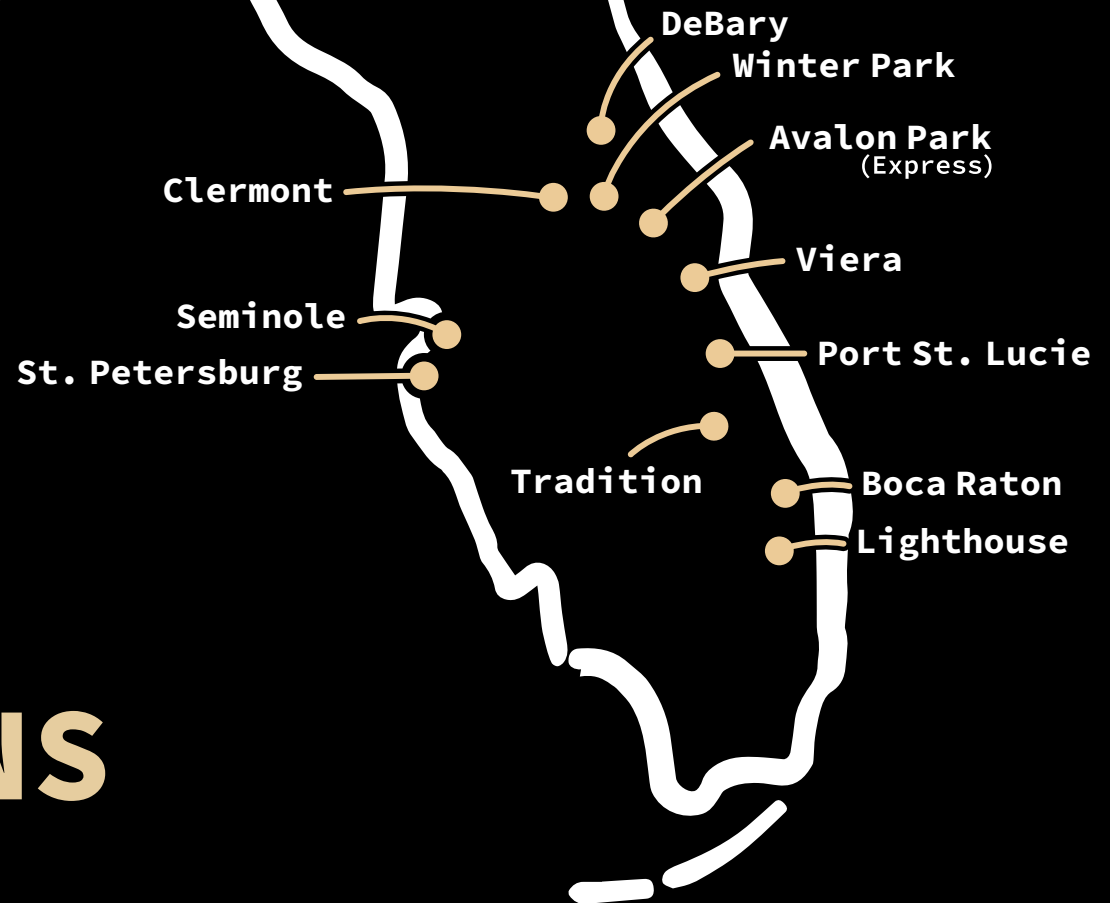
JOIN PEPE'S CANTINA

and make a difference in your community and your life today.





OUR CURRENT LOCATIONS





PEPE'S CANTINA IS UNLIKE OTHER FRANCHISE OPTIONS

PEPE'S CANTINA relies on an efficient operating system that provides modern Mexican cuisine with a tortilla-based menu that is truly unique when compared to anything available in the full-service Mexican restaurant space. The original Winter Park location, along with the two additional locations launched in 2015, have been the launch pad for PR and industry recognition of the brand being launched through a franchise program to be focused in the Southeastern U.S. initially.

Pepe's Cantina offers a menu with great variety of unique dishes with a focus on tacos, salads, fajitas, chimichangas, tequila, and Mexican daiquiris. The food is made to order for each customer in an open kitchen environment. The typical franchisee will operate in a facility designed to be open and efficient, with outside seating where available, ranging from 2,200 to 3,500 square feet. The extensive menu is designed to utilize proprietary recipes and cooking styles, while making sure the restaurant can maintain consistency and reduce waste. Notably, the brand also features its own white tequila, "**Amor Tequila Blanco**" and more recently, its own beer, "**Sol y Amigos Mexican-Style Lager**" made for Pepe's Cantina by BOWIGENS®.

Pepe's Cantina has a dedication to serving high quality food and products at great prices. Typically, a franchisee will own and operate in a highly visible location in a strip center, downtown, or freestanding store in a high traffic area with great anchor locations. Local and corporate advertising budgets will assist in driving consistent business through the doors, as well as a strong referral business based on word of mouth.



Pepe's Cantina
• mexican grill •

Pepe's Cantina
• express •

PEPE'S CANTINA is a vibrant brand known for its dedication to offering high-quality food and beverages at exceptional prices. As part of its commitment to delivering an authentic and memorable experience, the brand proudly features its own signature tequila and beer, each crafted to complement the lively spirit of the Cantina.

AMOR TEQUILA BLANCO

Amor Tequila Blanco is a premium white tequila that embodies the essence of craftsmanship and tradition. With a smooth and crisp profile, it offers the perfect balance of agave sweetness and subtle notes, making it a standout choice for sipping or mixing in cocktails. Ideal for those who appreciate the rich heritage of tequila, Amor Tequila Blanco is a true representation of Pepe's Cantina's passion for excellence.

SOL Y AMIGOS MEXICAN-STYLE LAGER

In addition to the tequila, Pepe's Cantina also presents Sol y Amigos Mexican-Style Lager, a refreshing beer that captures the essence of a laid-back, sun-filled day with friends. Brewed in collaboration with BOWIGENS®, this lager offers a smooth, crisp flavor with a touch of maltiness, making it the perfect pairing for the bold flavors of Mexican cuisine. Whether you're unwinding after a long day or enjoying a festive gathering, Sol y Amigos is sure to enhance the experience.

Together, these two products highlight Pepe's Cantina's commitment to providing a unique and high-quality offering that enhances the dining experience for all who visit.



SOL & AMIGOS
MEXICAN STYLE LAGER

Pepe's Cantina has the opportunity to be a very strong franchise operation initially in the Southeastern United States, where it already has established (and continues to grow) a strong local following. Organizationally, the operation is very tight and the vast experience in the restaurant and food service industry has allowed Pepe's Cantina Management to focus on the most successful combination of service and quality.

Each franchisee will be required to visit Pepe's Cantina headquarters in Orlando for the initial training (or another site to be determined by Management). The franchisee will have a comprehensive understanding of how to run the business. Everything from ordering, hiring, firing, cooking, servicing, and cleaning will be addressed in the two phases of the Pepe's Cantina training program and will be enforced via the Operations Manual.



A REVOLUTIONARY OPPORTUNITY IN FRANCHISING

The **PEPE'S CANTINA** concept is designed to provide an amazing experience, delicious drinks, and fresh Mexican food to customers in a fun, casual full service atmosphere. There is great flavor, aroma, and a truly unique experience for each customer in every menu item. The price point is around \$45 per ticket and allows for a vibrant, satisfying, and extremely tasty meal for a reasonable price. The branding, look, feel, and presentation of the concept is bold yet approachable and the menu design and food options are simple and easy to understand, yet deep in culture and flavor.

The menu and product offerings are designed to satisfy customers and franchisees/investors alike. Pepe's Cantina allows for customers of all backgrounds, ages, and tastes to enjoy the amazing worldly flavors whether carrying out, or dining in for lunch or dinner.

	
Pepe's Cantina • mexican grill •	Pepe's Cantina • express •
• FRANCHISE FEE \$40,000.00	• FRANCHISE FEE \$30,000.00
• ROYALTY 5% of Gross Sales	• ROYALTY 5% of Gross Sales
• MARKETING FUND 1% of Gross Sales	• MARKETING FUND 1% of Gross Sales
	

DISCLAIMER:

Figures, savings, incentives, and credit values referenced above represent estimated averages and historic calculations derived from previous store openings. Actual savings, window wrap allowances, cash-back reward amounts, and volume credits may vary based on store footprint, annual purchasing volume, credit card issuer terms, and specific vendor agreements.

**UP TO \$43,000 IN YEAR-ONE
SAVINGS & LAUNCH INCENTIVES**

We invest directly in your growth from day one. Through our negotiated master vendor contracts and launch subsidies, new locations unlock up to \$43,000 in total first-year financial value to lower upfront capital costs and boost bottom-line profitability.



ADVANTAGE	WHAT YOU GET	YEAR 1 VALUE
TOAST POS HARDWARE	Complete, state-of-the-art POS hardware suite	\$15,000 (FREE)
CBI OPENING CREDIT	Direct account credit upon reaching \$300,000 in annual food purchases	\$10,000
0% CREDIT CARD FEES	Pay CBI via credit card with 0% processing fees-run purchases through a high-yield rewards card to capture massive cash back	~\$10,000 (CASH BACK)
STOREFRONT WINDOW WRAPS	High-impact exterior window graphics and grand opening branding	UP TO \$3,000
SYSTEM IMPLEMENTATION	Full technical setup, menu architecture, and onboarding	\$5,000 (FREE)
TOTAL FIRST-YEAR VALUE	Combined Upfront Savings & Operational Incentives	UP TO \$43,000



SUPPORTED BY A TEAM OF PROFESSIONALS

A member of Pepe's Cantina field support staff will visit each franchisee according to the following schedule:

- First and Second Quarters- Monthly
- Third and Fourth Quarters - Bimonthly
- Second Year and Beyond - Quarterly

It is estimated that Pepe's Cantina will need to hire one field supervisor for every 20-25 franchises in the field, on average. The Franchisor will incorporate a formalized mechanism for ensuring quality control among franchisees that will be implemented by these field supervisors. Designated staff members will perform supervision of field support duties.

In addition to field support, members of the Franchisor organization will provide the services listed below. The Franchisor must assign a specific person to cover each of these support areas (one person can be assigned to more than one task). The names of support staff members who are officers, directors, or have significant management responsibility in conjunction with franchisees will be disclosed in Pepe's Cantina Franchise Disclosure Document. The Franchisor has the responsibility to assign a person/people to each task during the development of the franchise program.

OPERATIONAL SUPPORT

Pepe's Cantina will provide ongoing training and support in many areas critical to the success of the franchisee's business, including unit operations and maintenance, customer-service techniques, product ordering, suggested pricing guidelines, and administrative procedures.

PEPE'S CANTINA MARKETING SUPPORT

Pepe's Cantina will coordinate development of advertising materials and strategies for the benefit of all members of the franchise network. It will also supply franchisees with consumer marketing plans and materials for use at the local or regional level, and retains the right to approve all local advertising materials that the franchisee chooses to develop. The production and revenue/profit that is generated in this service segment will be run through Pepe's Cantina Marketing Services.

PEPE'S CANTINA PURCHASING

Pepe's Cantina or its affiliate will negotiate quantity discounts on behalf of all of its members, passing some or all of these savings on to the franchisees.

PEPE'S CANTINA ACCOUNTING/AUDIT/LEGAL

Reporting directly to Pepe's Cantina management, this department is responsible for the financial and legal oversight of franchisees.

ONGOING RESEARCH AND DEVELOPMENT

Pepe's Cantina management and leadership will continue to research methods and techniques for franchise operations (including purchasing and promotional schemes) that enhance unit-level profitability.

SBA-APPROVED FRANCHISE OPPORTUNITY

We are proud to be recognized as an SBA-approved franchise, giving our franchisees access to one of the most trusted and widely used financing programs in the United States.

This designation means our franchise system has been reviewed and meets the standards of the U.S. Small Business Administration (SBA)—making it easier for qualified candidates to secure funding through SBA-backed loans.

WHAT THIS MEANS FOR YOU:

- Easier access to financing through SBA-preferred lenders
- Lower down payment options compared to traditional loans
- Longer repayment terms, improving cash flow in your early stages
- Confidence in a vetted franchise system that meets federal guidelines

We understand that starting a business is a major investment. Being SBA-approved allows us to support you not only operationally—but financially—by helping open the door to funding opportunities that make ownership more attainable.

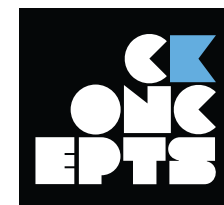




WE WORK WITH THE BEST PARTNERS

STRATEGIC PARTNERSHIPS WITH OUR SPONSORS

At **PEPE'S CANTINA**, we believe success is built through teamwork. That's why we have established key partnerships with sponsors and collaborators who share our vision and strengthen our operations. These strategic alliances allow us to secure exclusive products, optimize processes, and provide our franchisees with unique competitive advantages in the market.





GIVING BACK WITH AMOR

HELP US MAKE A POSITIVE IMPACT AND SPREAD THE AMOR

Giving Back with Amor is a community driven project supporting local non profits. Every purchase of Pepe's Cantina merchandise will help fund meaningful work of nonprofits in our local communities.



THE NEXT STEP

Join an emerging concept serving the increased need for a better company. Join the growing number of owners who have taken control of their futures. Join **PEPE'S CANTINA FRANCHISE**. To take the next step toward independent business ownership in the franchise industry, please fill out the form located at:

<https://www.pepescantina.com/contact>

If you have specific questions or would like more information, please contact us by email at **frankchavez@pepescantina.com**, and we will guide you toward the decision that could make an enormous difference for you, your family, and your community.

We appreciate your interest in the Pepe's Cantina franchise opportunity and look forward to hearing from you soon!







