

## Retail Location and Opening Timelines

### oranj fitness & oranj express

#### Do you have a location for us to boogie in?

We have the concept, do you have the ideal location? Oranj Fitness' continued growth, reputable brand and community drawing power make us a desirable tenant. Our concept can be adapted to markets of all sizes.

#### Ideal Site Requirements

- High profile
- Near 'traffic generators'
- Proximity to retail centers, spas, coffee shops, lifestyle centers, office and entertainment centers, schools
- Compliment hotels, downtown locations and condo developments
- Building size of 5500 - 7000 square feet (oranj fitness)
- Building size of 2500-3000 square feet (oranj express)
- Close to a main intersection
- Parking for 100 or more cars (oranj fitness)
- Parking of 50 or more cars (oranj express)

#### Ideal Lease Terms

*\*Note\* Buying or Leasing options available, but leasing is preferred.*

Land Lease: 20 years total. Typical 5 years plus renewals (renewals 3 x 5 years).

Landlord would be responsible to provide all services to the building location, including but not limited to providing a compacted pad, prepare the landscaping, sidewalks, curbing and the parking lot. Construction will be overseen by the tenant using an approved list of contractors.

Tenant Inducement Deal: Initial term 14-20 years plus renewals (renewals 3 x 5 years).

In this situation oranj fitness' head office and franchisees will select contractors to construct the studio (excluding site work) using a tenant inducement as provided by the landlord with payouts on a pre-determined basis.

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### Plans and Dimensions

Plans and dimensions will be discussed and provided for a fee, during the approval and development of the franchisee package phases. Typically the square footage needed to facilitate an oranj fitness studio is 5500 to 7000 and an oranj express is 2500-3000sq ft.

### Timelines

The oranj fitness construction timeline assumes that all necessary development permits are in order and all site preparation work is complete. The process from architectural drawings to construction to the grand opening party, generally takes seven - eight months from beginning to end.

### Detailed Timeline

The following sample timeline assumes all necessary development permits are in order and all site preparation work is complete.

1. Drawing: typical oranj fitness buildings can either be free-standing or part of another building. Exterior and interior drawings completed by approved contractor generally take one month.
2. Tendering / Building Permit: once drawings are complete, Franchisee will find suitable building contractors that will also apply for building permits. This process typically lasts one to two months.  
*Note: contracting company must be approved by Oranj Canadian Franchising before construction commences.*
3. Contractor Mobilization: mobilization of sub trades and material ordering typically taking one month.
4. Construction: starting from pad possession to construction completion generally takes four months.
5. Franchisee / Management training: three months prior to opening and two weeks prior to soft opening.
6. Staff Training: two weeks prior to opening and two weeks prior to soft opening.
7. Grand Opening: date will be set 2 - 3 weeks after soft opening.