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Department of Consumer Affairs  
Los Angeles



**FRANCHISE OFFERING CIRCULAR**

**AmericInn International, LLC**  
**A Minnesota limited liability company**  
**250 Lake Drive East**  
**Chanhassen, MN 55317**  
**(952) 294-5000**

Franchisees will own and operate businesses offering distinctive, high quality lodging services to the general public under the names "AmericInn<sup>®</sup>," "AmericInn Lodge & Suites<sup>®</sup>," "AmericInn Hotel & Suites<sup>®</sup>" and "AmericInn Motel & Suites<sup>®</sup>" (collectively an "AmericInn<sup>®</sup>"). AmericInn International, LLC estimates that the total cost of constructing and opening a typical AmericInn<sup>®</sup> (including the \$35,000 initial franchise fee payable to us) will range from \$3,437,612 to \$4,332,648 for a typical two-story 49-room AmericInn<sup>®</sup> or from \$5,262,714 to \$6,709,176 for a typical 78-room AmericInn<sup>®</sup> (excluding the purchase price of the real estate and site preparation expenses), depending upon certain factors, including the location, amenity upgrades and site conditions.

**RISK FACTORS**

1. THE FRANCHISE AGREEMENT PERMITS THE FRANCHISEE TO SUE THE FRANCHISOR ONLY IN HENNEPIN COUNTY, MINNESOTA. OUT-OF-STATE LITIGATION MAY FORCE YOU TO ACCEPT A LESS FAVORABLE SETTLEMENT FOR DISPUTES. IT MAY ALSO COST MORE TO SUE THE FRANCHISOR IN HENNEPIN COUNTY, MINNESOTA THAN IN YOUR HOME STATE.

2. THERE MAY BE OTHER RISKS CONCERNING THIS FRANCHISE.

Information comparing franchisors is available. Call the state administrators listed in Exhibit C or your public library for sources of information.

Registration of this franchise by a state does not mean that the state recommends it or has verified the information in this Offering Circular. If you learn that anything in this Offering Circular is untrue, contact the Federal Trade Commission and the appropriate state administrator listed in Exhibit C.

State	Effective Date
California	_____, 2006