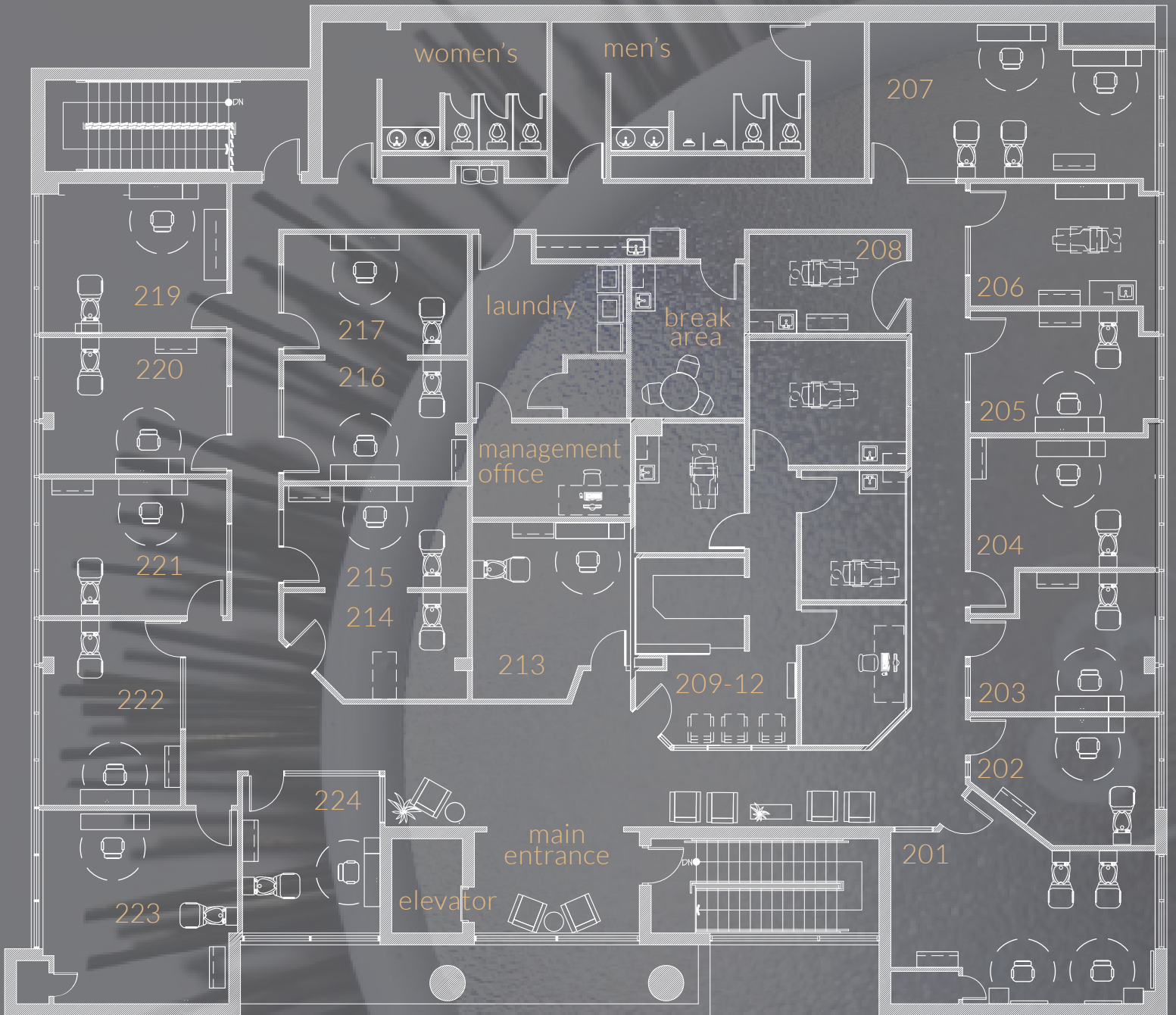


salon 523

WAIT UNTIL YOU SEE WHAT'S INSIDE



14545 w. center road, suite 200 • www.salonfive23.com

salon 523

FEATURES & AMENITIES

Our 2nd Floor Location , features Large Interior & Exterior Windows that Flood it with Amazing Natural Light that lends itself to a Space that is Open & Uplifting.

SUITES

Our average suite is around 160 square feet while our largest single suite is nearly 200 square feet.

- Completely Built Out & Move In Ready:
 - L.E.D. Lighting in all Suites
 - Cosmetology Suites Include a Mirror, Work Station with Built-In Cabinet Storage, Styling Chair & Mat, as well as a shampoo Station with Bowl & Chair.
 - Esthetics Suites include a Built In Cabinet & Sink. Most include an upper cabinet & Work Station

BUILDING & SPACE FEATURES

- Stand Alone Building in Convenient-High Traffic (66,000 cars /day) Location
- Ample & Convenient Parking
- Bright & Open 2nd Floor Space with Abundant Natural Light from Large Interior & Exterior Windows
- Accessible by Elevator or Stairs
- Controlled Access Entry on Weekends & After Normal Business Hours with 24x7 Access to our Professional Partners
- Multi-Temperature Zones

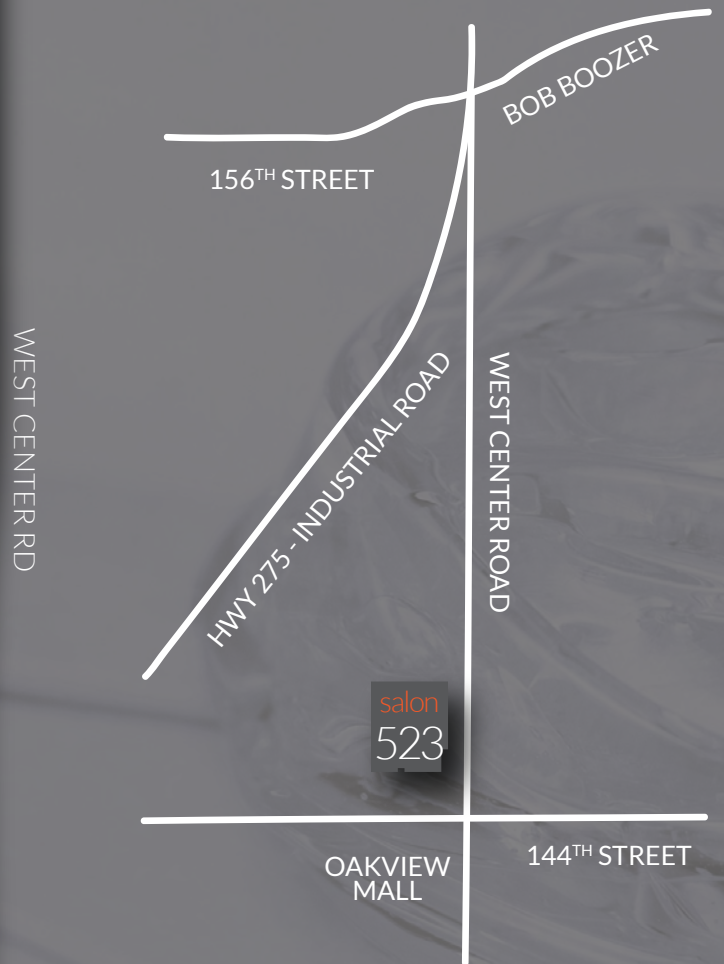
VALUE, FLEXIBILITY & CONVENIENCE

- Flat Fee Gross Rent- No Unexpected Costs - Just Bring your Phone - ALL Other Utilities Paid including Basic Cable & 2 - Wii Networks for our Professionals Partners & their Guests
- Hassle-Free Common Areas Professionally Maintained & Cleaned through out the week:
 - FREE On-Site Laundry
 - Large Restrooms -Remodeled in 2022
 - Break Area with Fridge, Microwave, Sink & Seating
- Professional Beauty & Wellness Colleagues
- Local Owner-Managed & Maintained
- Increase your Cash Flow. Stop only getting a percentage of your retail sales. & Carry/Use products of Your choice!

MARKETING OPPORTUNITIES

- Listing in the Directory on salon523.com with a Link to Your Personal Webpage on the site where you may list your Contact Information, along with a Photo, Your Services and Links to Your Social Media, Website & Scheduling*
- Opportunity to Share Your Business' Social Media Posts on our Platforms & at salon523.com*

**It is the responsibility of the Partner to provide Salon523 with this information & to share social media platform identities and/or posts with Salon 523*



salon 523

YOU WON'T BELIEVE WHAT'S INSIDE

INSURANCE REQUIREMENTS

ALL PROFESSIONAL PARTNERS AT SALON 523 ARE REQUIRED TO CARRY BOTH:

Commercial General Liability and Professional Liability Insurance in the amount of:

\$1,000,000 per occurrence

AND \$2,000,000 aggregate limits.

INSURANCE FAQ'S

WHAT IS COMMERCIAL GENERAL LIABILITY INSURANCE?

Commercial General Liability (CGL) policy. A standard insurance policy issued to business organizations to protect them against liability claims for bodily injury (BI) and property damage (PD) arising out of premises, operations, products, and completed operations; and advertising and personal injury (PI) liability.

WHAT IS PROFESSIONAL LIABILITY INSURANCE?

Professional liability insurance (PLI), also called professional indemnity insurance (PII) but more commonly known as errors & omissions (E&O) in the US, is a form of liability insurance that helps protect professional advice- and service- providing individuals and companies from bearing the full cost of defending against a negligence claim made by a client, and damages awarded in such a civil lawsuit. The coverage focuses on alleged failure to perform on the part of, financial loss caused by, and error or omission in the service or product sold by the policyholder. These are causes for legal action that would not be covered by a more general liability insurance policy which addresses more direct forms of harm. Professional liability coverage sometimes also provides for the defense costs, including when legal action turns out to be groundless. Coverage does not include criminal prosecution, nor a wide range of potential liabilities under civil law that are not enumerated in the policy, but which may be subject to other forms of insurance. Professional liability insurance is required by law in some areas for certain kinds of professional practice (especially medical and legal), and is also sometimes required under contract by other businesses that are the beneficiaries of the advice or service.

salon 523

YOU WON'T BELIEVE WHAT'S INSIDE

FAQ'S

HOW MANY SUITES ARE LOCATED WITHIN SALON 523?

Salon 523 has 24 suites:

- 11 single & 2 double exterior suites that feature a full wall of windows on the exterior wall for wonderful natural light
- 7 interior suites.
 - 5 feature a glass interior window/door to allow in the natural light from the exterior suite / 2 interior suites that are private & idea for aesthetics / massage.
 - 4 additional suites are leased by our hair restoration & med spa partner, JMISKO.

HOW BIG ARE SALON 523 SUITES?

Our suites are quite big by local market standards. Our average suite is around 160 square feet. Our largest single suite is nearly 200 square feet.

WHAT RETAIL ITEMS ARE ALLOWED FOR RESALE?

You are allowed to carry any products of your choosing for resale. We do ask that you limit products to those that fall within your specific services.

WHAT TYPES OF SERVICES WILL BE ALLOWED AT SALON 523?

Most of our suites are designed for cosmetology services we have also specifically designed suites for aesthetics /massage therapy.

WHAT ARE THE HOURS OF OPERATIONS?

Partners have access to their suites 24 hours a day, 7 days a week. The building hours vary but each partner has their own access to the building as well as a private lock to their suite.

WHAT ARE THE LEASE TERMS AT SALON 523?

We require a minimum of a 12 month lease but may offer longer term leases from time to time. We also understand that life's circumstances can change, for this reason we offer our partners in 12 month leases the option of paying a fee of \$2.50 per week for the flexibility of "lease buy out" option. This option allows a partner to pay a percentage of what is remaining on the lease to terminate it without any future obligations.

WHAT DO YOU NEED TO START YOUR OWN SALON SUITE BUSINESS?

If you are not already in a salon suite rental situation there are a few things to consider:

- It is of course important for you to have a strong following & business to support your rent & other expenses.
- Proper licensing through DHHS (Nebraska Department of Health and Human Services)
- If you are planning on selling retail items you will need to obtain a Federal Tax ID. There are several ways to apply; online , by fax or by mail. Here is a link to the IRS that will get you started. This number allows you to collect sales tax and is also required by many suppliers to allow you to purchase products at wholesale rates.
- Insurance - We require Commercial General Liability and Professional Liability Insurance of \$1,000,000 per occurrence with a \$2,000,000 aggregate limit.