

## FRANCHISE DISCLOSURE DOCUMENT



UATP Management, LLC,  
a Texas limited liability company  
2350 Airport Freeway, Suite 505  
Bedford, Texas 76022  
Telephone: 800.960.4778  
www.urbanairparks.com

As a franchisee of Urban Air Adventure Parks, you will operate an adventure park that serves as a venue for recreational activities, birthday parties, and other group events, and that features attractions that will include some or all of the following: trampolines, foam pits, warrior/ninja courses, soft play, climbing walls, pro zone, ropes courses, Sky Rider<sup>®</sup>, indoor skydiving, dodge ball, rock climbing, digital climbing walls, arcades, bowling, bumper cars, whirly ball, mini golf, laser tag, spin zone, go karts, virtual reality, eSports, action cam, or related activities under the name Urban Air Adventure Park (individually, an “Attraction” and collectively, the “Attractions”).

The total investment necessary to begin operation of a Version 2.0 Urban Air Adventure Park franchise ranges from \$3,380,908 to \$5,684,158. This includes \$1,436,000 to \$1,551,000 that must be paid to the franchisor or an affiliate. The total investment necessary to begin operation of a Version 2.5 Urban Air Adventure Park franchise ranges from \$5,265,908 to \$7,242,658. This includes \$1,436,000 to \$1,551,000 that must be paid to the franchisor or an affiliate.

If you qualify, the franchisor may offer you the opportunity to purchase an Urban Air Adventure Park that franchisor’s affiliate has partially developed as part of its corporate seeded development program. In addition to the above figures and fees paid, you will also pay a nonrefundable earnest money deposit of \$250,000 that must be paid to the franchisor or affiliate.

We may offer to enter into a development agreement to establish and operate up to three Urban Air Adventure Parks at specific locations under individual franchise agreements. The development fee is \$185,000 for two Urban Air Adventure Parks and \$260,000 for three Urban Air Adventure Parks. Your estimated initial investment will vary based on the number and type of Urban Air Adventure Parks locations to be developed.

This disclosure document summarizes certain provisions of your franchise agreement and other information in plain English. Read this disclosure document and all accompanying agreements carefully. You must receive this disclosure document at least 14 calendar days before you sign a binding agreement with, or make any payment to, the franchisor or an affiliate in connection with the proposed franchise sale. **Note, however, that no governmental agency has verified the information contained in this document.**

You may wish to receive your disclosure document in another format that is more convenient for you. To discuss the availability of disclosures in different formats, contact Josh Wall, Chief Growth Officer, Unleashed Services, LLC, 2350 Airport Freeway, Suite 505, Bedford, Texas 76022, 832.754.0846 or by email at [josh.wall@unleashedbrands.com](mailto:josh.wall@unleashedbrands.com).

The terms of your contract will govern your franchise relationship. Do not rely on the disclosure document alone to understand your contract. Read all of your contract carefully. Show your contract and this disclosure document to an advisor, like a lawyer or an accountant.

Buying a franchise is a complex investment. The information in this disclosure document can help you make up your mind. More information on franchising, such as “*A Consumer’s Guide to Buying a Franchise*,” which can help you understand how to use this disclosure document, is available from the Federal Trade Commission. You can contact the FTC at 1.877.FTC.HELP or by writing to the FTC at 600 Pennsylvania Avenue, NW, Washington, D.C. 20580. You can also visit the FTC’s home page at [www.ftc.gov](http://www.ftc.gov) for additional information. Call your state agency or visit your public library for other sources of information on franchising.

There may also be laws on franchising in your state. Ask your state agencies about them.

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## How to Use This Franchise Disclosure Document

Here are some questions you may be asking about buying a franchise and tips on how to find more information:

QUESTION	WHERE TO FIND INFORMATION
<b>How much can I earn?</b>	Item 19 may give you information about outlet sales, costs, profits or losses. You should also try to obtain this information from others, like current and former franchisees. You can find their names and contact information in Item 20 or <b>Exhibit I</b> .
<b>How much will I need to invest?</b>	Items 5 and 6 list fees you will be paying to the franchisor or at the franchisor’s direction. Item 7 lists the initial investment to open. Item 8 describes the suppliers you must use.
<b>Does the franchisor have the financial ability to provide support to my business?</b>	Item 21 or <b>Exhibit H</b> includes financial statements. Review these statements carefully.
<b>Is the franchise system stable, growing, or shrinking?</b>	Item 20 summarizes the recent history of the number of company-owned and franchised outlets.
<b>Will my business be the only Urban Air business in my area?</b>	Item 12 and the “territory” provisions in the franchise agreement describe whether the franchisor and other franchisees can compete with you.
<b>Does the franchisor have a troubled legal history?</b>	Items 3 and 4 tell you whether the franchisor or its management have been involved in material litigation or bankruptcy proceedings.
<b>What’s it like to be an Urban Air Adventure Parks franchisee?</b>	Item 20 or <b>Exhibit I</b> lists current and former franchisees. You can contact them to ask about their experiences.
<b>What else should I know?</b>	These questions are only a few things you should look for. Review all 23 Items and all Exhibits in this disclosure document to better understand this franchise opportunity. See the table of contents.

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