



VENTURE X™

THE FUTURE OF WORKSPACE







The Future Of Workspace Meets Innovative Franchise Opportunity

BEAUTIFULLY DESIGNED WORKSPACES | BOUTIQUE HOTEL-STYLE HOSPITALITY | INSPIRING COMMUNITY

Venture X is a premium membership-based workspace and community that is a blend of boutique hotel and modern office styles with a high level of design that feels welcoming. It's much more than just shared office space. It's a place where businesses launch, develop and achieve success. It's where entrepreneurial dreams are born and realized. The thriving business model it represents makes it an excellent franchise opportunity.

The way people work is changing. Technology and innovation through mobile devices, cloud computing and social networking allow people the freedom to work from anywhere at any time. Now companies large and small have discovered coworking as a great solution, providing the flexibility they need in an innovative, fully furnished space. Coworking is also the best way to attract and retain top talent in a new generation of workforce that wants flexibility, rich amenities, connections, community, collaboration,

inspiration, meaningful relationships and purpose in their place of work. Venture X provides just that.

Our smart, professional office spaces feature a modern design and open spaces, allowing entrepreneurs and businesses the flexibility to grow in an engaged community. This helps attract a more professional and diverse membership. While many other coworking spaces target only tech companies and startups, Venture X attracts a broad membership of entrepreneurs, creative professionals, freelancers, remote workers, startups, non-profits, as well as, small businesses to large teams from *Fortune* 500® companies.

Venture X is designing beautiful spaces and developing an environment and community that people love coming to work to every day. It's also the place where YOUR entrepreneurial dreams can come true as a franchisee.

THE FUTURE OF WORKSPACE.

Take Coworking to a Whole New Level!

Professional + Coworking = Proworking

The days of working in traditional corporate structures or in isolation are over for many people in today's mobile work world. That has led to a rise of coworking spaces that allow for environments that are flexible, collaborative, inspiring and connected.

By 2020, the Bureau of Labor Statistics estimates 65 million Americans will be freelancers, temps, independent contractors or entrepreneurs, making up a full 40% of the workforce. Venture X provides an attractive opportunity for those workers who want to benefit from a rich work community.

Venture X is also an attractive franchise business model. Like other "sharing" industries, Venture X franchisees simply

provide the modern workspace, community and services to which members buy private memberships giving them access to open areas or private offices, whichever they prefer, and a network of a global membership. Many business models today are built on this shared model including Uber and Airbnb in the transportation and hospitality industries. Venture X is at the forefront of this growing trend. Venture X's unique combination of the right mix of open space with higher revenue private offices allows for higher income opportunities. Additional revenue can be generated from event hosting and additional business services to further increase the bottom line of each location.

What Does Venture X Mean?

VENTURE

Venture describes our entrepreneurial members.
They are risk takers on a venturesome journey to succeed in work and life.

+



X is defined as the unknown, mysterious, an entire generation.
To the power of X. That X factor.

=



An inspiring place where businesses launch, develop and grow.
A workspace designed for innovation with an engaging diverse community and concierge-style services.

Venture X Leadership Team



Ray Titus, CEO United Franchise Group

Ray is a widely recognized leader in the franchise industry. He started the company in 1986 with the Signarama brand in Farmingdale, New York. Ray has received numerous honors and awards for his leadership at United Franchise Group and in the franchising industry. In addition to recognition for his business acumen, Ray is also an accomplished keynote speaker and author. In April of 2016, United Franchise Group and Ray Titus committed \$1.5 million dollars toward the creation of the Titus Franchising Center at Palm Beach Atlantic University for students who aim to own and operate their own businesses through franchising.



Jason Anderson, President Venture X

Rich with franchising, real estate, marketing and technology experience, Jason Anderson leads the Venture X brand. Jason oversees all aspects of the growth and development of this dynamic business after serving in other leadership roles at United Franchise Group including President of Accurate Franchising and Chief Technology Officer. Jason also has strong real estate management skills which he honed as the founder of Premier Property Marketing Group in Dallas. It was in that capacity that he was recognized by Forbes Magazine in their coveted "30 Under 30" list which chronicles the brashest entrepreneurs across North America.



Paula Mercer, VP of Operations

After serving in several other operational roles within United Franchise Group for more than twelve years and being involved in the development of Venture X from the beginning, Paula became Vice President of Operations for Venture X in 2019. Paula oversees all aspects related to operations and new building openings for current and future franchise owners. Additionally, she has a strong focus on evaluating and implementing brand initiatives related to operational processes.

Paula has extensive global travel experience and brings her wealth of knowledge to the Venture X brand as it continues to grow domestically and internationally. She holds a Bachelor's degree in business management from Liberty University.



Matt Cozza, VP of Finance, Real Estate & Construction

Matt is a highly knowledgeable and experienced Corporate Real Estate Executive with more than 30 years of experience and deep familiarity in a variety of industries. Matt has a proven track record in the areas of site selection, construction, and financing for franchises, schools, restaurants, grocers, and pharmacies.

He leads a dynamic team of proven professionals that are determined to exceed expectations and has a reputation for performance excellence, leadership, and results.

Teaming Up With The Industry's Global Leaders

We've Brought Together A Visionary Team To Create the Optimal Workplace Experience

UNITED FRANCHISE GROUP
"The Global Leader for Entrepreneurs"

Gensler

essensys

gwa
GLOBAL WORKSPACE ASSOCIATION

TriNet

 **Herman Miller**

We believe design matters. So at Venture X, we chose the visionary firm Gensler to design our spaces and brand visuals, the same architectural firm which designed other innovative and inspiring spaces for Facebook, Instagram, Airbnb and Dropbox. The Herman Miller furnishings complement the Gensler design, creating a visual like no other.

The future of workplace is evolving as technology frees workers from their desks, collaboration increases and millennials seek out amenity-rich, inspiring and connected environments.

Venture X has intentionally created a premium workspace where members enjoy comfortable, modern furnishings, beautiful and inspiring design, and rich desirable amenities. Corporations recognize the value that the Venture X workplace has in attracting and retaining the top talent they seek for their businesses. The design provides the flexibility for businesses to expand within the space as their companies grow, saving them the expense of relocating.

Technology is equally as important which is why we have aligned with essensys, a leading provider of software to the global flexible workspace industry. It's proprietary software and mobile-ready technology deliver a comprehensive solution.



The Venture X Difference

It's a global as well as locally connected community. It's highly diverse and welcoming. It offers boutique concierge-style service. Venture X is a modern workspace community that is inspiring, diverse and collaborative. It's more than just shared office space. It's a place where individuals and businesses launch, expand and achieve success. It's where members have a sense of belonging to a fulfilling rich community.

Not just for tech companies or startups, Venture X appeals to a wider membership base that includes creative professionals, freelancers, remote workers and teams from large corporations. Venture X features a higher-level design than most spaces that lean to a less professional and a more juvenile, playful design.

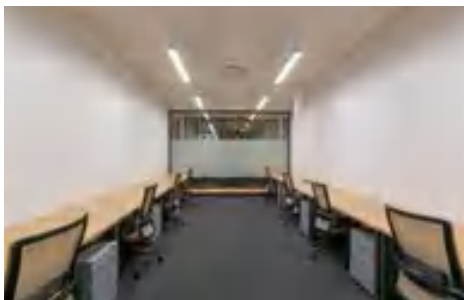
There's something for everyone at Venture X. Open spaces for those who want ongoing collaboration and private offices for those who want a mix. Private offices have solid sound insulated walls with glass walls toward the open areas to maintain the collaborative culture.

The private memberships will expand to all new locations, giving members access to all locations and all other members.

Inc.

VENTURE X RECOGNIZED AS ONE OF THE BEST COWORKING SPACES IN THE UNITED STATES

Inc. Magazine, May 2017



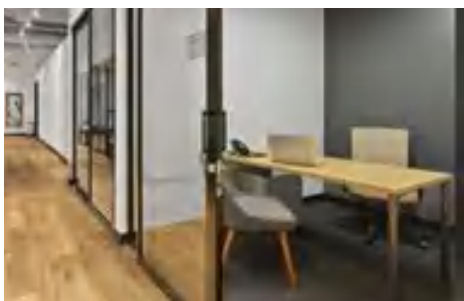
Private Team Offices are fully furnished and lockable with unlimited 24/7 access. They can be a personal office of your own or for your whole team.



Conference Rooms are fully equipped with the latest presentation and conference technology. Included with memberships and available for rent to non-members.



The **Café & Lounge/Reception** areas serve as a hub of activity and naturally foster the collaborative community. Gather at the **Café/Pantry** for free coffee, tea, filtered water, and weekly catered breakfast or lunch.



Individual Private Offices are fully furnished and lockable with unlimited 24/7 access and offer the benefit of being part of a larger community with its single full wall of glass.



Dedicated Desks allow members to select a desk in the common area that is for their use only.



Shared Desks offer a flexible full-time workspace solution, allowing members to choose any open seat in the common area. Membership also includes a mailing address.



Reception Greeting



Fiber Optic WiFi



Conference Phone



LED TV



Unlimited Fresh Coffee



Skype Video Conferencing

UNITED FRANCHISE GROUP

"The Global Leader for Entrepreneurs"

United Franchise Group is a group of affiliated companies and brands. Led by CEO Ray Titus, United Franchise Group is home to a variety of internationally recognized brands including;

Signarama, Fully Promoted, Experimax, Jon Smith Subs, Venture X, SuperGreen Solutions, Transworld Business Advisors and The Great Greek Mediterranean Grill.

With over three decades in the franchising industry and more than 1,600 franchisees throughout the world, United Franchise Group offers unprecedented leadership and solid business opportunities for entrepreneurs.

UFG PROVIDES VENTURE X FRANCHISEES WITH:

- Training
- Startup Support
- Marketing Support
- Ongoing Support
- Site Selection
- Lease Negotiations
- Third Party Financial Assistance
- Design and Construction Assistance

Signarama
The way to grow your business.

FULLY PROMOTED
Branded Products & Marketing Services

TRANSWORLD
Business Advisors
Business Sales • Franchises • Mergers & Acquisitions

**SuperGreen
Solutions**

experimax
computers • tablets • phones ■ buy • sell • trade • repair

**Jon Smith
SUBS**

VENTURE X
THE FUTURE OF WORKSPACE

THE GREAT GREEK
Mediterranean Grill



**NETWORK
LEAD
EXCHANGE**



United Franchise Group World Headquarters
West Palm Beach, Florida

World Class Support



We're dedicated to the success of each Venture X franchisee and we have the systems in place to provide world-class training, operations and marketing support. Our professionals will provide comprehensive training, marketing launch expertise, and ongoing collaboration and assistance to ensure that your location gets the attention it needs to get off the ground and grow successfully.

REAL ESTATE & FINANCING

- Location & set-up assistance to ensure your locations capitalize on exposure opportunities
- The dedicated real estate team assists with demographics and lease negotiations on your behalf
- Financing opportunities available

MARKETING

- Innovative marketing plans that include a multi-channel approach that focuses on your local market
- Grand opening plans, PR campaigns, online marketing solutions, printed materials and event planning programs, created by in-house marketing team
- Cooperative advertising fund, designed to provide ongoing solutions for driving traffic to your location

TRAINING

- Comprehensive training program at our West Palm Beach, Florida world headquarters followed by on-site training at your location
- Access to online training tools and collaborative systems
- In-depth franchise operations manual

ONGOING SUPPORT

- Team of dedicated professionals committed to ensuring the success of your location with ongoing visits from support staff
- Private access to downloads & information
- Regional meetings and national conventions





Next Steps

This exciting franchise opportunity begins with a simple discussion. Let's talk about your future plans and how Venture X might be a part of it. There is no obligation and no immediate decision is required.

Contact:

**Sunbelt Business Brokers
of Western Colorado**

(970) 255-8000

www.sunbeltnetwork.com/grand-junction-co



For Further Information Contact:

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This advertisement is not an offer to sell a franchise. Any offer to sell this franchise will be made by a Franchise Disclosure Document and only following registration by Venture X Franchising, LLC in any state requiring registration prior to sale.

In New York: This advertisement is not an offering. An offering can only be made by a prospectus filed first with the Department of Law of the State of New York. Such filing does not constitute approval by the Department of Law.

In California: These franchises have been registered under franchise investment law of the State of California. Such registration does not constitute approval, recommendation or endorsement by the Commissioner of Business Oversight nor a finding by the Commissioner that the information provided herein is true, complete and not misleading.