





united
FLEA MARKETS

Small-company agility. Large-company resources.



We're on a mission to listen, relate and evolve to build on the past success of those who have come before us.







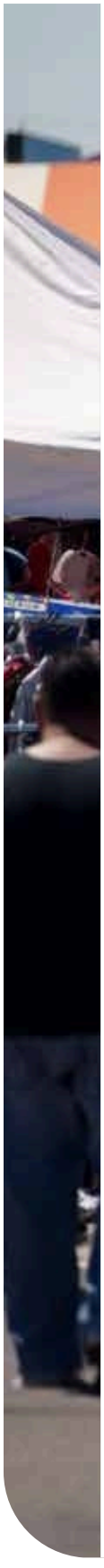
United Flea Markets was born out of a passion for the enduring, contemporary flea market business that always adds fun, affordability and local flavor to its communities. As owners and operators of diverse flea markets around the country, United Flea Markets balances corporate prudence, practical flea market experience, capital and resources with a more flexible structure and perspective to create best-of-class, streamlined operations with an always-evolving and creative approach.



Beginning with our first acquisition of Mile High Flea Market in Denver, Colorado, almost two decades ago, we quickly recognized the value of the distinctive flea market culture and operating model.



We understand that experience and diversity represent an important component of a market's value.



INVESTING IN THE FUTURE:
Wide resources, close-knitapproach

After acquiring our second market in southwest Florida, we brought in an institutional capital partner to facilitate the growth of the United Flea Markets family.

Today we are focused on responsible expansion through acquisitions that create efficiencies and—importantly—maintain each individual flea market's character.

With the means and insights of a large company, coupled with an intentionally small-business culture and approach, our balance of strong financial backing and intimate, on-the-ground market relationships allows us to create and build on a sustainable nationwide footprint.



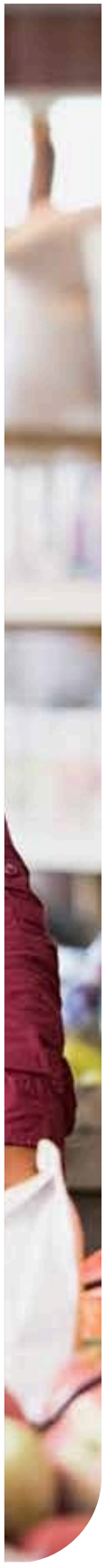


DOING BUSINESS WITH US:
Creatively carryingonlegacies

The United Flea Markets viewislong-term, as we are focused on owning and operating a family of diverse, well-capitalized, highly successful flea markets around the country. We have a vested interest in and respect for carrying on the legacies created by dedicated and immersed flea market owners.

Leveraging a combination of available capital and a flat operating model, United Flea Markets is creative with terms, deal structure and timing. We can close on a flea market within 90 days of an agreed-upon purchase contract.

We strive to maintain existing flea market buyers, vendors and employees. In addition, we understand that experience and diversity represent an important component of a market's value. We reinvest annually in our markets and work diligently to uncover the exceptional potential of each property to become the best place to shop, sell, work and spend the day.



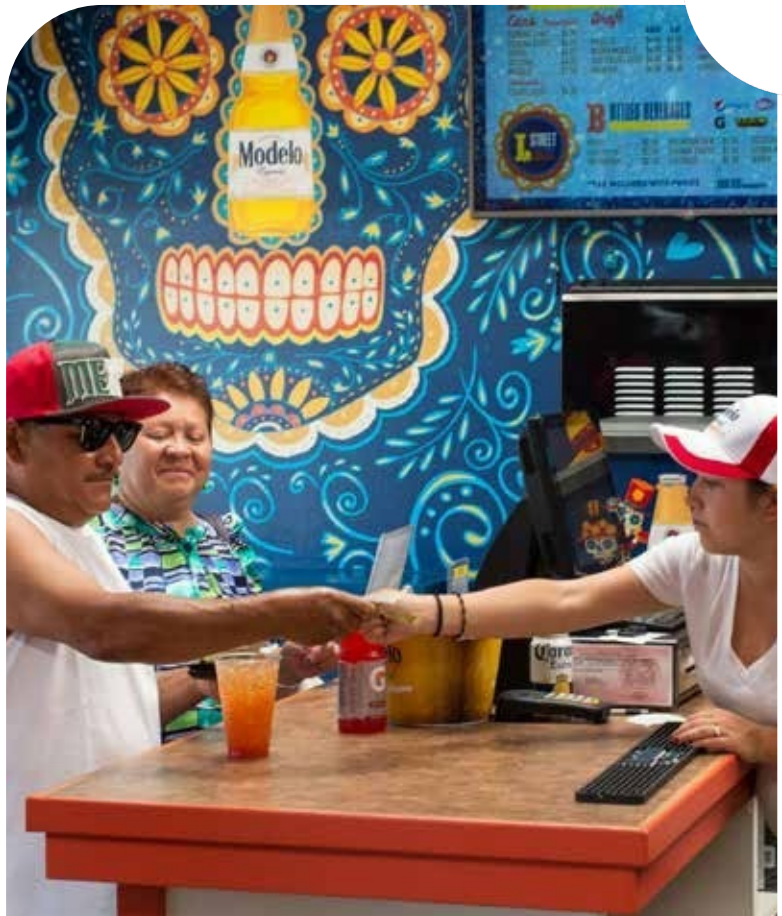
OUR ACQUISITION PROCESS

We are nimble,understand thateachtransaction has its own nuances, and are always focused on creating a streamlined closing process that respects the needs of a seller. If necessary, we can adjust timing and structure to meet the needs of each seller.



United Flea Markets Acquisition Process Flow

- Initial Conversation
- Confidentiality Agreement Executed
- Seller Disclosure of 3 Years of Financials
- Site Visit/Meeting with Owners
- Letter of Intent
- Purchase Contract
- Diligence/Inspection
- Closing



•Diligence= financial, appraisal, structural, environmental, legal
•Closing in 90 days or sooner from executed Purchase Contract

HOW WE OPERATE: *We're owners/operators first*

We face the same day-to-day opportunities and challenges as every flea market owner. We understand the ever-changing needs and desires of both flea market visitors and vendors, and work diligently to deliver superior service to today's consumer and entrepreneur.

The hands-on United Flea Markets team not only understands the needs of vendors and guests, but we also are adept at handling outside challenges such as diversified climate conditions. We're on a mission to listen, relate and evolve to build on the past success of those who have come before us.

At United Flea Markets, our goal is always to achieve the highest-caliber operations—a mix of sophisticated technology, top-level service standards and real relationships with shoppers, sellers and employees who like to have fun along the way.

Want to learn more about partnering with United Flea Markets? We welcome an opportunity to discuss short- and long-term goals with flea market owners who are entertaining exit opportunities now or in the near or distant future.



The highest-caliber operations—a mix of sophisticated technology, top-level service standards and real relationships with shoppers, sellers and employees who like to have fun along the way.

LEADERSHIP | OWNERSHIP

Rob Sieban

Executive Chairman and Owner, United Flea Markets

Rob serves as the chairman of the National Flea Market Association Board of Directors. He earned his on-the- ground credentials when in 2011 he took over the leadership as CEO and operator of Denver's Mile High Flea Market, the third-largest outdoor flea market in the nation.

Throughout his 30+ combined years in retail environment and flea market industry, he has held several leadership positions in buying and merchandise planning and allocation; worked directly with many large and small private-equity firms; and served as an officer of publicly-traded companies.

Rob also held executive positions in the direct-to-consumer market, with a concentration on scalable platforms, most notably at Sunglass Hut International and Lids Corp, which experienced worldwide growth during his tenure. In addition, he held roles as Executive Vice President at BriteSmile and Director of Operations at Pier 1 Imports.



Julie Roby

Chief Finance Officer, United Flea Markets

Julie brings nearly two decades of experience driving financial growth and operational excellence to her role as Chief Financial Officer at United Flea Markets. Known for her strategic vision and collaborative leadership style, Julie has an extensive background in financial planning and analysis, capital markets, mergers and acquisitions, and corporate development across diverse industries.

Before joining United Flea Markets, Julie served as Senior Vice President of Financial Planning & Analysis at DHI Group, Inc., where she was instrumental in growing the company. She has also held senior finance leadership positions at Option Care Health, Maxar technologies, and Agilent technologies, consistently building high-performing teams and delivering measurable business results.

Julie earned her Bachelor of Science in Business Administration with a concentration in Finance from Colorado State University, graduating Magna Cum Laude. She is widely recognized as a skilled communicator, mentor, and business partner who drives alignment across all levels of an organization.





Lisa Povich

Vice President of Human Resources and IT, United Flea Markets

Lisa joined Mile High Flea Market, a subsidiary of United Flea Markets, over 30 years ago with a background in administrative management. During her tenure, Lisa has played a key role in the formation and development of the United Flea Markets platform. In her role at United Flea Markets, Lisa works directly with the individual leadership teams at each subsidiary market.

Matthew Dupuie

Vice President of Marketing, United Flea Markets

Matthew Dupuie brings more than a decade of experience in marketing, media, and brand strategy to his role as Vice President of Marketing at United Flea Markets. His career has been built at the intersection of strategy, brand, revenue, and execution across national and local markets, with experience spanning consumer destinations, retail, ecommerce, and media driven businesses.

Before joining United Flea Markets, Matthew held marketing and media roles at organizations including Rather Outdoors, Nexstar Media Group, and Alpha Media. Across these environments, he has developed and managed advertising initiatives for multi brand portfolios, overseen large advertising budgets, and delivered performance driven reporting tied to measurable growth and audience engagement. His background includes both traditional and digital media, with experience in radio broadcasting, paid media, content strategy, and digital platform optimization.

At United Flea Markets, Matthew is focused on building a cohesive national marketing approach that maintains strong local relevance. He views flea markets as destination experiences that serve families, communities, and small businesses, and is committed to positioning United Flea Markets properties as community centered brands that drive long term value.

Matthew holds a degree in Advertising and Marketing Communications and is known for his strategic mindset, collaborative leadership style, and ability to translate marketing investment into sustainable business results.





OUR MARKETS

Cole's Flea Market

Established in 1968, Cole's Flea Market offers more than 44 acres of indoor and outdoor shopping. More than 1,300 vendors sell new and vintage items including art, home décor, apparel, toys, tools, electronics, sporting goods and more. There are also 26 food stands serving beer, roasted corn, nachos, churros, pizza, ice cream, funnel cakes, potatoes, donuts and BBQ. colesfleamarket.com

Colorado Springs Flea Market

Established in 1978, ColoradoSpringsFlea Market is open year-round on weekends. Visitors will find more than 500 vendors across 25 acres with kids' rides, numerous food and beverage vendors and a beautiful setting at the base of the foothills. Open every Saturday and Sunday. csfleamarket.com

Cooks Flea Market

Established in 1982,CooksFlea Market started out on the off-season of the Tobacco Warehouse, where it is still located. As North Carolina's largest indoor flea market, it now operates every weekend, year-round. The market hosts over 500 indoor vendors who sell everything from handmade crafts to one-of-a-kind treasures, new items, collectibles, antiques and a variety of food. Shoppers can find everything from Asian bamboo, Middle Eastern fragrances, African traditional art and treasures from Latin America. Open every Saturday and Sunday. cooksfleamarket.com

Flamingo Island Flea Market

Located in Bonita Springs, near Naples, Florida, Flamingo Island Flea Market welcomes some 600 sellers, and is packed with bargains on anything from fresh tomatoes to new sunglasses, plus six restaurants, a tiki bar, small farmers market, live music and more. Open every Friday, Saturday and Sunday. flamingoisland.com

Fleamasters Flea Market

Since 1987 Fleamasters has been a long-time favorite destiation for locals and visitors from across the globe. Exploring over 400,000 square feet of shopping, guests can get everything from fresh produce to hundreds of bargain-packed booths that specialize in unique items—an eclectic mix of new and old—such as arts and crafts, antiques and collectibles, kitchen products, clothing and shoes, luggage, jewelry and watches, as well as 20 snack bars serving yummy treats. Open every Friday, Saturday and Sunday year-round. fleamastersfleamarket.com

J&J Flea Market

Locatedin Athens, Georgia, J&J Flea Market is one of Georgia's largest and fastest-growing indoor and outdoor flea markets. Established over 30 years ago, it is one of the longest-running flea markets in the Southeast. With more than 150 acres of beautiful, shady terrain, it features new and used merchandise, crafts and antiques, local food offerings and regularly scheduled entertainment. Open every Friday, Saturday and Sunday. jandjfleamarket.com

Keller's Flea Market

Since 1985, Keller's Flea Market has been serving the Savannah community with flea market fun, hosting over 400 vendors with an "old timey, days past" flare, where "the big cow" marks the entrance you can't miss. The market has six concession stands, as well as bus and RV parking for those traveling to check out the unique finds. Open every Saturday and Sunday year-round. kellersfleamarket.com



Mile High Flea Market

Just 10minutes fromdowntown Denver, Mile High Flea Market is the Rocky Mountain region's largest, year-round open-air shopping and entertainment destination for the whole family. Spanning 80 acres and featuring over 3,000 sellers each weekend, it boasts a full flea market and enclosed shops with discounted new and used merchandise, a year-round farmers market, kids rides, beer carts, diverse food options and live music. Open every Friday, Saturday and Sunday. milehighfleamarket.com



Mobile Flea Market

Asthe largest year-roundflea market on the Gulf Coast and only minutes from the airport, Mobile Flea Market is a fun place to bring the entire family. Guest can explore hidden treasures from all over the world that over 800 vendors have to offer—with unique items at prices that can't be beat. From tools and furniture to fresh produce and roasted corn, Mobile Flea Market has something for everyone. Open every Saturday and Sunday. mobilefleamarket.com



Ramona Flea Market

Asthe largest flea market inNorth Florida located near I-295 & I-10, Ramona Flea Market has been a fun, family-friendly destination open every weekend for over 45 years. Spanning 107 acres and boasting over 700 vendors, the market features fresh produce as well as new, used and repurposed merchandise and antique goods for sale and trade. In addition, guests will find ample entertainment such as bounce houses, karaoke and pony rides; a variety of food options including corn dogs, funnel cakes and beer. Open every Wednesday, Saturday and Sunday. ramonaflea.com



Rubidoux Swap Meet & Drive In Theatre

Established in 1948,RubidouxDrive InTheatre& Swap Meet was built to serve and support the California communities of Riverside and Fontana. The world famous swap meet is open Tuesday through Sunday for visitors to shop during daytime hours. In the evening, after guests shop hundreds of unique finds in Riverside (plus two additional evenings), the lot is transformed into a nightly, drive-in theatre, which hosts three screens for double features every night of the week. rubidouxswapmeet.com



T&W Flea Market

Establishedover 40years ago, T & W Flea Market is the oldest and largest flea market in Pensacola, Florida. Tree-lined with over 15 acres, the market hosts more than 450 indoor and outdoor vendors who sell a variety of new and used merchandise. Every weekend visitors can discover bargains and hard-to-find items, as well as find great food in the main restaurant or from one of themany other food vendors. Open every Saturday and Sunday. tandwfleamarket.com



Tanque Verde Swap Meet

With 800vendorspaces on33 acresand over a million visitors a year, The Tanque Verde Swap Meet is the largest outdoor marketplace in southern Arizona. Walking the swap is a yard sale shopper's paradise, a trip across the border, a treasure hunt, a farmers market and a carnival all rolled into one. Combine that with people watching, cold beer/beverages, Comida Park Food Truck Park and 4 performance stages - and you will experience the unique fun of the one and only Tanque Verde Swap Meet. Open Friday, Saturday and Sunday evenings. tanqueverdeswap.com



Treasure Aisles Flea Market

Treasure Aisles FleaMarket opened in1991 and is one of Ohio's largest flea markets, offering more than 67 acres and a 100,000-square-foot, climate-controlled indoor facility along with outdoor shopping and entertainment. Cose to Cincinnati, Columbus and Dayton, the market boasts more than 500 vendors who sell new and vintage items including arts, crafts, home décor, apparel, toys, tools, electronics, sporting goods and more, plus six food stands. Open year-round, every Saturday and Sunday. treasureaislesflea.com

CONSULTANTS

Michael Lynch

Owner,President,MLPA Realty Inc.

Michael has three decades of experience as a commercial real estate broker. He currently represents United Flea Markets as an exclusive buyer's broker for the United States, in conjunction with Premier Commercial of Naples, Florida.

Prior to his real estate career, he was an airline transport pilot and accident investigator, organizing the FAA, serving as a labor management relations specialist and performing pro bono disaster-relief air deliveries for the American Red Cross. Michael served in the Illinois Air National Guard and was honorably discharged. He was also an all-state basketball and baseball player, attending Drake University on an athletic scholarship.

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Dougall McCorkle

Premier Commercial, Inc.

Dougall provides a wide range of services for individuals and major companies in commercial real estate. With more than 40 years of experience, he has deep knowledge in all aspects of retail and office development, leasing, marketing and management. He has negotiated over two million square feet of office and retail leases and over 500 transactions for clients ranging from national chains to start-up businesses.

Dougall graduated with a bachelor's degree in economics from Hobart College and received an MBA from the University of Chicago. He is an active member of the International Council of Shopping Centers.

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united
FLEA MARKETS

The means and insights of a large company, yet an intentionally small-business culture and approach.





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