

Turnkey 9-Unit Midwest Sports Hospitality Platform with National Expansion Agreement Investment Summary

Enterprise Value	Total Enterprise Valuation Ceiling: \$2,250,000 (Includes Base Purchase Price + Tiered Expansion Earn-Out Ceiling across 40+ National Arenas) Guaranteed Base Purchase Value: \$1,500,000 (\$1,200,000 Cash at Closing + \$300,000 Seller Note) Tiered Expansion Earn-Out: Up to \$750,000 Cap (\$15,000 to \$50,000 per location opened across 40+ national venues)
Business Overview	This multi-site sports-entertainment and concession hospitality platform specializes in providing premium food & beverage offerings, high-margin craft draft programs, and rapid-service concession items to a captive audience of youth sports families, tournament players, and recreational league participants. The platform operates a multi-unit network of venue-embedded hospitality locations, combining high-volume fast-casual concession outlets and full-service casual dining concepts strategically positioned inside high-traffic regional sports and entertainment complexes. The entire business is designed to operate as a hands-off, manager-run investment; it is fully supported by a seasoned, turnkey management team featuring two (2) salaried General Managers and an Executive Chef who handle 100% of daily food logistics, inventory control, and scheduling across all 9 operating points of service.
Market & Customers	Operating nine (9) strategically positioned, high-visibility points of service, the platform serves a highly diversified, recurring, and loyal customer base of amateur sports participants, families, and tournament attendees throughout Michigan. The platform has successfully insulated itself from traditional restaurant sector risks and local competition by establishing an ironclad geographic and contractual moat. Operating inside premier multi-surface athletic complexes, the business enjoys exclusive, contractually protected operating rights and a strict, comprehensive "zero outside food & beverage" policy enforced by the arena owners. This ensures that 100% of the tournament traffic, representing over 1.6 million annual arena visitors, flows directly to the platform's concession counters and dining rooms.
Financial Overview	The platform has established an exceptionally strong financial foundation, showcasing outstanding operational leverage. The strategic rollout of its multi-site footprint, highlighted by the recent launch of a premium flagship location, has created a highly lucrative regional engine. The platform's top-line revenue is projected to scale to a Pro-Forma Stabilized Run-Rate of \$2.87M+, driven by post-pandemic sports tourism demand, structured tournament bookings, and highly optimized concession-share models. Operational efficiencies are monitored in real-time through an integrated, cloud-based POS network, enabling the platform to deliver a Projected Pro-Forma Run-Rate SDE of \$459,679 (~16.0% blended margin), representing immediate, high-yield cash flow.
Transaction Details & Ownership	We are offering this premier sports hospitality package at a total valuation ceiling of \$2,250,000, anchored on a \$1,500,000 base purchase price (cash at close plus seller carry note), with up to \$750,000 in post-closing milestone earn-outs tied to national venue expansion. The transaction is structured as a corporate stock and equity sale to preserve license and lease continuity while achieving the seller's objective of a full release of personal guarantees.

A fully trained staff of 117 employees, two General Managers, and an Executive Chef will remain post-transaction, backed by up to **10 hours per week of remote consulting transition support** from the founder for the first 6 months.

Historical Financial Performance
(\$ in Millions)

The following table reflects audited 8.75-month consolidated actuals, 12-month annualized baseline run-rates, and the Recast Stabilized Pro-Forma model:

Financial Metric	FY 2025 Actual	YTD 2026 Actual (8.75 months)	FY 2026 Annualized	FY 2026 Pro-Forma Stabilized
Combined Revenue	\$0.90M	\$0.68M	\$0.93M	\$2.87M
Combined Gross Profit	\$0.63M (70.3%)	\$0.48M (71.1%)	\$0.66M (71.1%)	\$2.12M (73.8%)
Reported Net Income (Loss)	+\$0.14M	-\$0.01M	-\$0.02M	+\$0.37M
Normalized Recast SDE	\$0.14M	\$0.11M	\$0.15M	\$0.46M

Financial Note: YTD 2026 actuals reflect January 1 through September 23, 2026 (8.75 months / 266 days) compiled across 5 QuickBooks location accounts.

Contact & Next Steps

If you're interested in reviewing the complete Confidential Information Memorandum (CIM) and detailed financials in the Virtual Data Room under NDA, please contact:

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