

# THE CLUB

*72 Bay Performance Driving Range &  
Entertainment Facility in North Phoenix*

I-17 & SONORAN DESERT DR, PHOENIX, AZ 85085

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# THE LOCATION

# PREMIER LOCATION IN NORTH PHOENIX



High-Tech Performance Golf Center is excited to bring its world-class golf facility to Dove Valley Towne Center, strategically located at the southeast corner of I-17 and Dove Valley Road. This premier location serves as the gateway to the Halo Vista Commercial Development, home to Taiwan Semiconductor Manufacturing Company (TSMC)—and the broader North Phoenix trade area.

TSMC’s historic \$65 billion investment, recently followed by an additional \$100 billion commitment in North Phoenix (the largest foreign direct investment in Arizona’s history), is driving unprecedented economic expansion and firmly establishing the region as a global semiconductor manufacturing and employment hub. This transformative growth is redefining the North Phoenix trade area, accelerating job creation, infrastructure improvements, and major housing and real estate development.

## ECONOMIC DRIVERS

The surrounding area is anchored by Taiwan Semiconductor Manufacturing Company (TSMC)—the world’s largest contract chipmaker—whose presence has reshaped North Phoenix into a global semiconductor hub.

Total investment of approximately \$165 billion, the largest foreign direct investment in Arizona’s history

More than 6,000 high-tech, high-wage jobs directly created, and more than 20,000 construction jobs generated

Tens of thousands of indirect jobs from suppliers and service industries

\$7 billion Halo Vista mixed-use development, including residential, commercial, and hospitality uses

New housing and retail planned near 29th Avenue and Dove Valley Road to support growing workforce demand. Pulte Homes “North Park,” a 6,300-acre mixed-use community with more than 19,000 homes, expected to break ground in Q4 2027.

Expanded roadways, utilities, and infrastructure to support rapid economic growth

# THE LOCATION



State Land



Tramonto  
±4,928 D/U

**THE HALO VISTA PROJECT**  
±2,300 AC \$7B project with ±30m commercial sf and the potential to offer ±100k jobs.

12,809+ VPD



CAREFREE HWY

Proposed Lennar  
±2,156 D/U

PROPOSED



39,034+ VPD

±1,300 D/U



DOVE VALLEY RD



LEGACY SPORTS ARENA & HOTEL

**TSMC**

Committed \$165B across 6 phases. This represents the largest single direct foreign investment in the history of the US. Projections of ±40k construction jobs over the next 4 yrs and ±6k full time employees online in 2025.



**THE CLUB**



SONORAN DESERT DR

MDP.3  
30.6 AC



KIDDER MATHEWS

Pulte Homes  
±19,247 D/U

30,601+ VPD

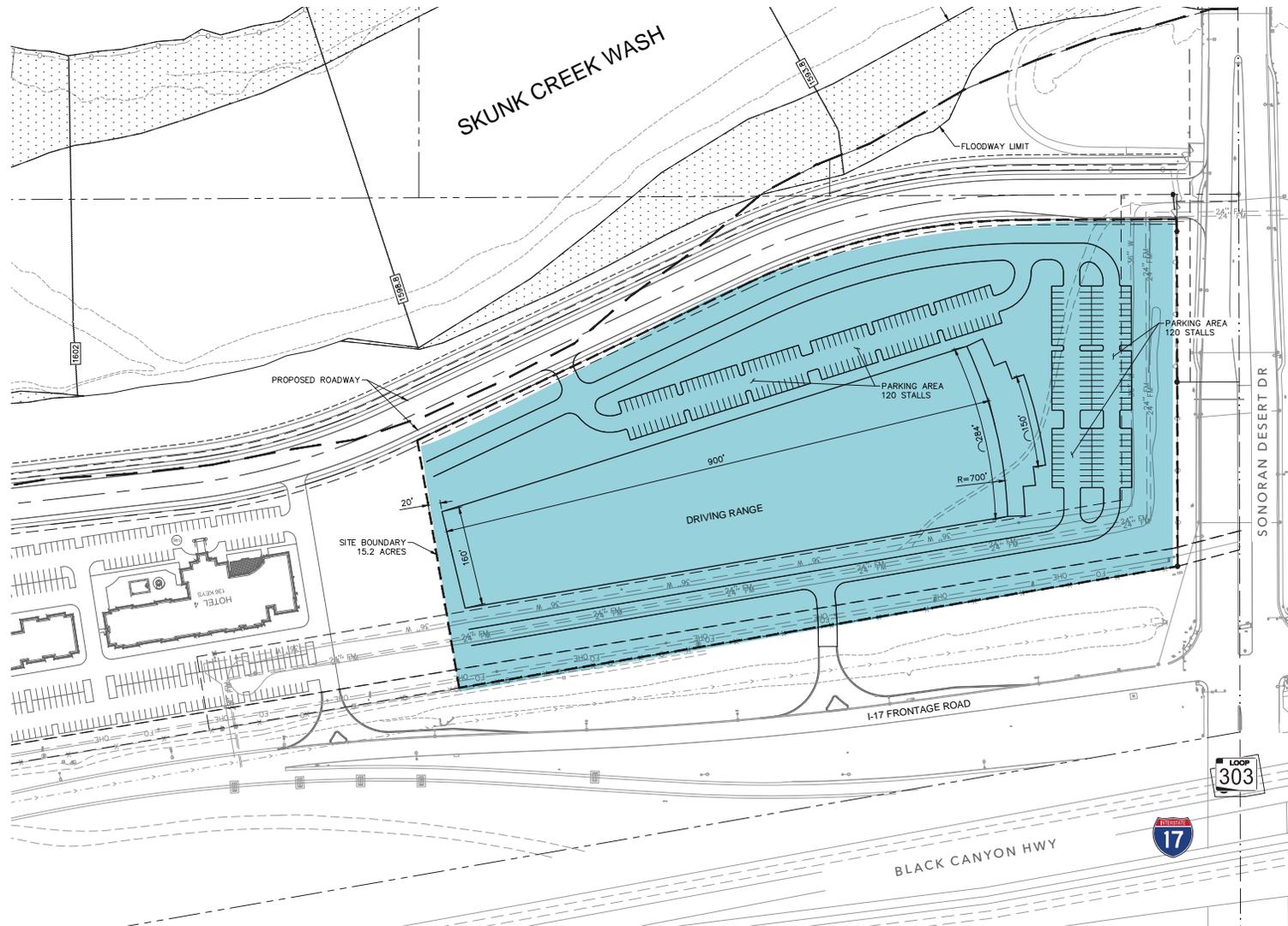
128,874+ VPD

MDP.2  
566.1 AC

MDP.1

State Land

# CONCEPTUAL LAYOUT



# PHOENIX, ARIZONA— A THRIVING *LIVE-WORK-PLAY* CITY ON THE RISE

*With Phoenix voted as the most affordable city in the US in 2022, the state has seen a 5% population growth since 2020, reinforcing its appeal as a top destination for new professionals and businesses.*

Most of the population growth has been attributed to the ability for companies to attract talent from a qualified employment pool as well as the affordable real estate and favorable climate. Phoenix is the second safest metro in the nation for evading losses from natural catastrophes according to Risk & Insurance Magazine.

Part of the Sun Belt Corridor, Phoenix is expected to see a large portion of the \$25 trillion of investment in the U.S. by 2030, one of only 10 Megapolitans referenced by CNN Money. TNS ranked Maricopa County as the fourth wealthiest county in America.

TOP 3

STATE FOR  
WORKFORCE

26 MIN

AVG COMMUTE TIME  
FOR RESIDENTS

300

DAYS OF SUNSHINE  
PER YEAR

TOP 10

U.S. CITIES WITH  
AFFORDABLE HOUSING (2025)

### CLIMATE

Phoenix, typically referred to as The Valley of the Sun, has 300 sunny days a year and an average temperature of 103 degrees in the summer months and 70 degrees in the winter months.

In 2023, Arizona welcomed 45.7 million visitors who spent a total of \$29.3 billion in the state. Its appeal continues to grow thanks to mild winters, warm springs, more than 370 golf courses, and a wide range of entertainment including Spring Training, the Phoenix Suns, the Barrett Jackson Collector Car Auction, and the WM Phoenix Open.

*Arizona is projected to gain over 2,800,000 new residents by 2050.*

### EDUCATION

There are 122 universities and community colleges in the state, with 630,000 students currently enrolled. The most notable public institutions are Arizona State University, University of Arizona, and Northern Arizona University. These renowned institutions are dedicated to prepare students for successful careers in top industries.

Thunderbird School of Global Management a leader in global education, University of Phoenix, Grand Canyon University, and Midwestern University are a few other well-known universities in the Valley of the Sun.

### TRANSPORTATION

The infrastructure in the state is well equipped with over 146,000 miles of roadways that ensures seamless transportation and access to a highly skilled workforce. The Metro Light Rail connects the major metropolitan cores and spans over 66 miles and currently has a ridership that exceeds 564,945 per day. Metro Phoenix offers operational cost of up to 32% less than California. Five high-capacity extensions are planned or under construction to create a 50-mile system by 2030.

Phoenix has a strong ground transportation network with many freeway/highway systems, including Interstate 10, Interstate 17, and U.S. routes 60. State routes 51 and 143, Loop 101 and Loop 202 connect greater Phoenix communities and tie them to the interstate system.

### BUSINESS FRIENDLY ENVIRONMENT

Businesses look favorably on the Phoenix and its pro-business stance. Arizona is a right-to-work state with minimal unionization. Phoenix also features an advantageous business environment with minimal regulation, low business costs, and no corporate franchise tax. In addition to its talented labor pool and temperate climate, Arizona features aggressive tax credits and incentive programs for businesses looking to relocate or expand in Arizona.

One of the main drivers of the Phoenix growth is the excellent transportation infrastructure that connects its businesses and residents. Sky Harbor International Airport is the ninth busiest airport in the United States with over 12 million passengers a year. Phoenix - Mesa

Gateway Airport acts as a reliever airport in the east valley. The freeway and interstate infrastructure allows quick access to all parts of the metro and adjacent states. The addition of the Metro Light Rail has added an urban density of the core of Phoenix. The Metro Light Rail connects the major metropolitan cores and spans over 66 miles and currently has a ridership that exceeds 49,000 people a week.

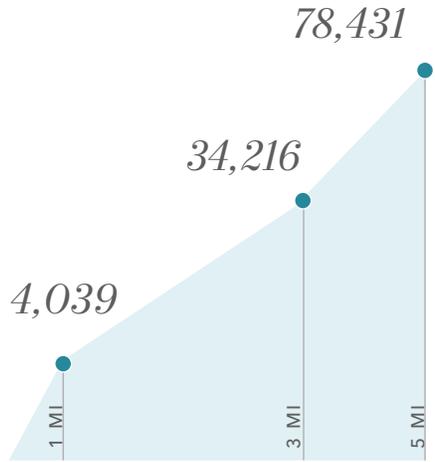
*Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs.*

### BUSINESS IN PHOENIX

- Greater Phoenix Represents 76% of the state economy
- Third largest labor pool in the west
- Low-cost operating environment
- Highly skilled, low-cost workforce
- Dependable infrastructure and access to major markets
- Virtually no natural disasters

# DEMOGRAPHICS

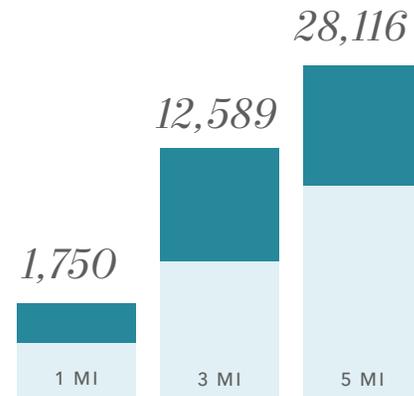
## POPULATION



## 2025-2030 POP. GROWTH



## TOTAL HOUSEHOLDS



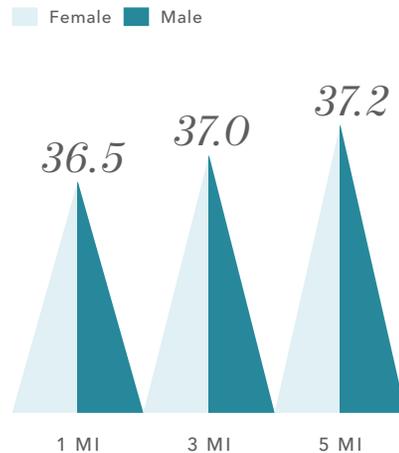
## AVERAGE HH INCOME



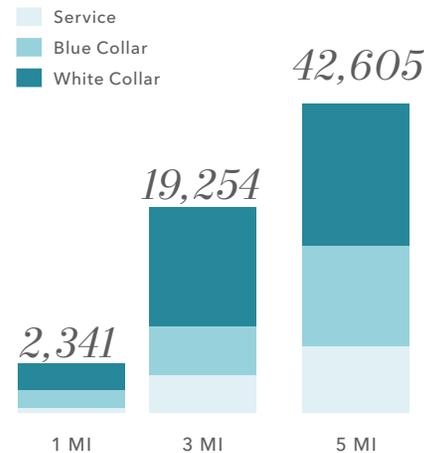
## CONSUMER SPENDING



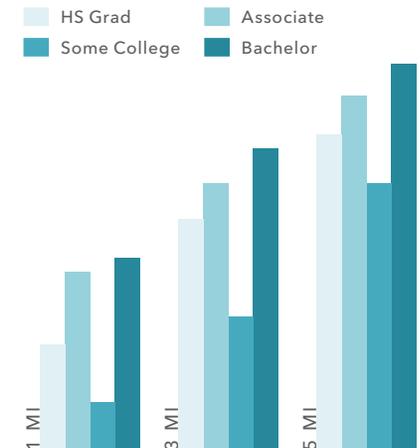
## MEDIAN AGE & GENDER



## EMPLOYMENT



## EDUCATION OVERVIEW



# THE CONCEPT

# PRESENTATION SUMMARY

This summary is confidential and not for public distribution. It is for accredited investors only and provided solely for informational purposes. This presentation does not constitute an offer to sell, nor a solicitation of an offer to buy, any securities. Any offer or sale of securities will only be made pursuant to a Private Placement Memorandum (“PPM”) issued under Regulation D, Rule 506(c) of the Securities Act. No securities will be sold, nor will offers to purchase be accepted, until a final PPM has been provided to, and verified by, accredited investors.

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The Club Inc. (the 'Company') is being formed to develop performance and entertainment golf centers in the United States and is currently a development-stage business with no revenues to date. The Company’s mission is to establish a premier, world-class entertainment destination for golf enthusiasts. Management consists of experienced professionals from the golf, real estate, and financial services industries to lead the launch, operations, and expansion of the enterprise.

The Company is seeking indications of interest from accredited investors for a minimum of \$25 million in a Series A private equity financing to fund the launch of its flagship location in Phoenix, Arizona, and support future U.S. expansion. The Company has elected not to assume significant debt during the initial launch. Financial projections included in this presentation are preliminary and

subject to adjustment to optimize outcomes for equity holders.

The founders (Arizona Golf Partners, LLC) currently own 100% of the Company in the form of 20 million Class B common shares, and intend to raise a minimum of \$25 million in exchange for 5 million shares of Series A Preferred Stock, representing approximately 19% ownership on an as-converted basis.

Proceeds will be applied to the development and opening of the first location, with projected cash flows supporting reinvestment and expansion beginning in Year 2. Current financial projections reflect a single location; further updates will incorporate expansion to additional U.S. metropolitan markets as determined by management.

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The U.S. Securities and Exchange Commission does not pass upon the merits of, nor give its approval to, any securities the company may offer or the terms of any offering, nor does it pass upon the accuracy or completeness of any offering materials or presentation information. Any securities the company may offer will be pursuant to an exemption from registration under Regulation D of the Securities Act. Any indication of interest made prior to receipt of the company’s Private Placement Memorandum (“PPM”) will be non-binding.

# THE CLUB CONCEPT

## *Creating A Performance Golf & Entertainment Venue*

The mission is to deliver a world-class, golf-centric entertainment experience that exceeds expectations from the moment guests arrive.

### **The Club will offer:**

Cutting-edge golf technology and elite performance training

Signature regional cuisine and locally inspired food options

Exceptional, hospitality-driven service

A sports-bar atmosphere featuring iconic golf memorabilia

Together, these elements create an unforgettable destination where players, families, and fans come to connect, compete, and have fun.

### **COMMUNITY ENGAGEMENT**

We believe in giving back to the community that surrounds us. The Club will focus on meaningful philanthropic outreach and inclusive programming designed to engage people of all ages and backgrounds. Our goal is to create a welcoming space that is accessible and beneficial to everyone.

### **KEY ELEMENTS OF OUR COMMUNITY COMMITMENT**

Philanthropic partnerships and fundraising events

Youth and family programs

Accessible community days and open events

Inclusive engagement across ages, interests, and abilities

### **WORLD-CLASS EXPERIENCE**

Our commitment is to deliver a true world-class experience that exceeds every expectation. Whether you are looking for a high-performance golf experience, exceptional regional cuisine, or a memorable time with friends, family or colleagues.

The Club brings it all together in one destination creating an unforgettable experience that will bring you back time after time.



# THE CLUB *BUSINESS MODEL* WILL ATTRACT NEW & REPEAT CUSTOMERS



## GOLF BUSINESS DRIVERS & CUSTOMER GENERATION

Golf operations revenue driven by the latest performance golf technology and entertainment experience. Golf revenue based on customer per-hour utilization of The Club's 72 tee stations. F&B traffic draws additional customers to utilize The Club's tee stations and other golf amenities. Golf traffic drives F&B revenues.



## FOOD & BEVERAGE (F&B) CUSTOMER GENERATION

Golf customers drive traffic and attract non-golfers to the facility. F&B revenues increase as customers enjoy the synergy shared between golf and state-of-the-art sports bar and restaurant.



## COMMUNITY VIA PHILANTHROPIC INITIATIVES

The Club is committed to strengthening communities through philanthropic initiatives that support local, regional, and national nonprofit organizations and meaningful fundraising efforts.

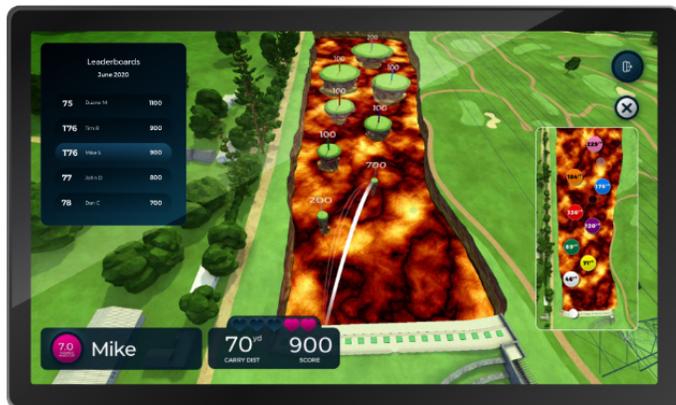
# THE CLUB

Arizona Golf Partners is developing its flagship performance driving range and entertainment facility in North Phoenix, directly adjacent to the world-renowned TSMC semiconductor campus, the largest high-tech development project in the Southwest. Positioned within this rapidly expanding economic epicenter, The Club will sit at the heart of a major growth corridor and become a premier destination for golf enthusiasts, families, university students, and visitors across the Greater Phoenix area.

The Club will feature a state-of-the-art performance range utilizing advanced military radar technology for precise club and ball tracking, delivering highly accurate performance data, immersive gaming, and virtual golf experiences.

Beyond golf, guests will enjoy a full bar and lounge offering regional food and beverage options, along with multiple entertainment elements designed for families, groups, and casual golfers.

Our vision is to deliver an unmatched golf-centric entertainment destination. With our strategic location, cutting-edge technology, and elevated amenities, The Club is positioned to become North Valley's premier destination for performance golf and entertainment.



| FEATURES  | THE CLUB                            | TOPGOLF                             |
|---|-------------------------------------|-------------------------------------|
| 3-Level Driving Range Facility                      | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Digital Entertainment                               | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Performance Tracking App                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Full-Length Driving Range                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Performance Golf Balls                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| RFID Chipped Golf Balls                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Automatic Ball Teeing System                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Actual Driving Range Design                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Performance Artificial Turf & Target Greens         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 10,000 SF Rooftop Putting Green                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Roof Top Putting Green                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Regional Inspired Food                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Craft Cocktails                                     | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Local Draft Beers                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Arizona Wines                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Social Atmosphere, with TV Monitors & Seating for 6 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Climate Controlled                                  | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Free Rental Clubs                                   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| World-Class Golf Instruction                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Custom Club Fitting / Sales                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Family Entertainment                                | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Group Pricing                                       | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| Non-Profit Programs                                 | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| VIP Memberships                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| Locally Owned & Managed                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

## THE CLUB DETAILS

### FACILITY

46,000 SF Structure

3 Level Golf Center

24 Hitting Bays per Level

Coaching Area / Fitting Bays

10,000 SF Rooftop Putting Green

Roof Top Putting Green

Sports Bar & Restaurant

Meeting / Flex Space

Media / Broadcasting Area

Reception / Pro Shop

### GOLF PERFORMANCE

Performance Golf Balls

Full length, 300-yard driving range

NextGen Superior Radar Technology

Accurate Club and Ball Data

Training Modules for Practice Results

Fun Games & Virtual Golf Courses

Artificial Turf to replicate real fairways and target greens

Lit for Night Play

PGA Teacher of the Year Instruction Platform

Custom Club Fitting

Community Outreach Camps & Clinics

### HOSPITALITY

Sports Bar Decorated with Golf Memorabilia

Regionally Inspired Cuisine

In-Bay Bar and Food Service

Family Friendly Games

Meeting / Flex Space

Corporate Programs

Special Events

Membership Packages

Loyalty Programs

Special Pricing for Non-Profits

Free Rental Clubs

# THE FINANCIALS

# THE FINANCIALS

## CASH FLOW

|  | Pre-Dev.            | Development         | Year 1            | Year 2            | Year 3            | Year 4            | Year 5            | Year 6            | Year 7            | Totals             |
|--|---------------------|---------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| <b>Revenues - Golf</b>   |                     |                     |                   |                   |                   |                   |                   |                   |                   |                    |
| Golf: 72 Bays  | 0                   | 0                   | 6,551,415         | 10,482,264        | 11,792,547        | 13,102,830        | 13,757,972        | 14,445,870        | 15,168,164        | 85,301,061         |
| Food & Beverage  | 0                   | 0                   | 3,079,060         | 4,926,496         | 5,542,308         | 6,158,120         | 6,466,025         | 6,789,327         | 7,128,793         | 40,090,128         |
| Instruction  | 0                   | 0                   | 126,000           | 201,600           | 226,800           | 252,000           | 264,600           | 277,830           | 291,722           | 1,640,552          |
| Club Fitting   | 0                   | 0                   | 24,000            | 38,400            | 43,200            | 48,000            | 50,400            | 52,920            | 55,566            | 312,486            |
| Camps & Clinics  | 0                   | 0                   | 7,200             | 11,520            | 12,960            | 14,400            | 15,120            | 15,876            | 16,670            | 93,746             |
| Memberships  | 0                   | 0                   | 30,000            | 48,000            | 54,000            | 60,000            | 63,000            | 66,150            | 69,458            | 390,608            |
| Groups   | 0                   | 0                   | 162,000           | 259,200           | 291,600           | 324,000           | 340,200           | 357,210           | 375,071           | 2,109,281          |
| Events   | 0                   | 0                   | 67,500            | 108,000           | 121,500           | 135,000           | 141,750           | 148,838           | 156,279           | 878,867            |
| <b>Total Revenues</b>  | <b>0</b>            | <b>0</b>            | <b>10,047,175</b> | <b>16,075,480</b> | <b>18,084,915</b> | <b>20,094,350</b> | <b>21,099,067</b> | <b>22,154,020</b> | <b>23,261,721</b> | <b>130,816,727</b> |
| <b>Expenses Land Acquisition &amp; Development</b>               |                     |                     |                   |                   |                   |                   |                   |                   |                   |                    |
| Land Acquisition   | 13,719,410          | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 13,719,410         |
| <b>Phase 1 (Pre-Development) Soft Costs</b>                      | 150,000             | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 150,000            |
| <b>Phase 2 (Pre-Development - After Marketing Study)</b>         | 2,180,000           | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 2,180,000          |
| Land Acquisition Financing - B.D. Financing Fees & Closing Costs | 821,248             | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 821,248            |
| <b>Total Phase 2 Pre-Development Costs</b>                       | 3,001,248           | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 3,001,248          |
| <b>Phase 3 (Development)</b>                                     | 580,000             | 0                   | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 580,000            |
| Soft Costs - Phase 3   | 0                   | 670,000             | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 670,000            |
| Construction Financing - Broker Fees and Closing Cost            | 0                   | 2,393,604           | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 2,393,604          |
| Development  | 0                   | 36,982,000          | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 36,982,000         |
| Restaurant Costs   | 0                   | 1,315,000           | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 1,315,000          |
| FF&E / OS&E  | 0                   | 0                   | 2,172,400         | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 2,172,400          |
| General Start-up Working Capital                                 | 0                   | 2,000,000           | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 2,000,000          |
| <b>Sub-Total Phase 3 Development Costs</b>                       | <b>0</b>            | <b>43,360,603</b>   | <b>2,172,400</b>  | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>45,533,003</b>  |
| <b>Total Development Costs</b>                                   | <b>3,151,248</b>    | <b>43,360,603</b>   | <b>2,172,400</b>  | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>48,684,252</b>  |
| <b>Total Land Acquisition and Development Costs</b>              | <b>16,870,658</b>   | <b>43,360,603</b>   | <b>2,172,400</b>  | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>62,403,662</b>  |
| <b>Operational Expenses - Golf</b>                               |                     |                     |                   |                   |                   |                   |                   |                   |                   |                    |
| Gas & Electric   | 0                   | 0                   | 629,500           | 648,385           | 667,837           | 687,872           | 708,508           | 729,763           | 751,656           | 4,823,520          |
| Maintenance  | 0                   | 0                   | 100,000           | 150,000           | 200,000           | 250,000           | 300,000           | 350,000           | 400,000           | 1,750,000          |
| Management W2  | 0                   | 0                   | 645,000           | 1,032,000         | 1,161,000         | 1,290,000         | 1,328,700         | 1,368,561         | 1,409,618         | 8,234,879          |
| Staff W2   | 0                   | 0                   | 759,450           | 1,215,120         | 1,367,010         | 1,518,900         | 1,564,467         | 1,611,401         | 1,659,743         | 9,696,091          |
| Food & Beverage C.O.G.   | 0                   | 0                   | 923,718           | 1,477,949         | 1,662,692         | 1,847,436         | 1,939,808         | 2,036,798         | 2,138,638         | 12,027,038         |
| In-Range Lease of Equipment                                      | 0                   | 0                   | 215,000           | 140,000           | 140,000           | 140,000           | 140,000           | 147,000           | 154,350           | 1,076,350          |
| Real Estate Taxes  | 0                   | 0                   | 150,000           | 200,000           | 200,000           | 200,000           | 200,000           | 200,000           | 200,000           | 1,350,000          |
| Community Facilities District                                    | 0                   | 0                   | 0                 | 0                 | 558,657           | 558,657           | 558,657           | 558,657           | 558,657           | 2,793,285          |
| Advertising & Marketing  | 0                   | 200,000             | 200,000           | 250,000           | 300,000           | 350,000           | 400,000           | 400,000           | 400,000           | 2,500,000          |
| Insurance  | 0                   | 0                   | 500,000           | 550,000           | 605,000           | 665,500           | 732,050           | 805,255           | 885,781           | 4,743,586          |
| <b>Total Operational Expenses</b>                                | <b>0</b>            | <b>200,000</b>      | <b>4,122,668</b>  | <b>5,663,454</b>  | <b>6,862,196</b>  | <b>7,508,364</b>  | <b>7,872,189</b>  | <b>8,207,435</b>  | <b>8,558,442</b>  | <b>48,994,749</b>  |
| <b>Total Expenses</b>  | <b>16,870,658</b>   | <b>43,560,603</b>   | <b>6,295,068</b>  | <b>5,663,454</b>  | <b>6,862,196</b>  | <b>7,508,364</b>  | <b>7,872,189</b>  | <b>8,207,435</b>  | <b>8,558,442</b>  | <b>111,398,410</b> |
| <b>Operating Income</b>  | <b>(16,870,658)</b> | <b>(43,560,603)</b> | <b>3,752,107</b>  | <b>10,412,026</b> | <b>11,222,719</b> | <b>12,585,985</b> | <b>13,226,878</b> | <b>13,946,585</b> | <b>14,703,279</b> | <b>19,418,317</b>  |
| <b>Interest on Debt Financing</b>                                | <b>0</b>            | <b>765,887</b>      | <b>3,085,887</b>  | <b>22,367,096</b>  |
| <b>Net Income before Taxes</b>                                   | <b>(16,870,658)</b> | <b>(44,326,490)</b> | <b>666,220</b>    | <b>7,326,139</b>  | <b>8,136,832</b>  | <b>9,500,098</b>  | <b>10,140,991</b> | <b>10,860,698</b> | <b>11,617,392</b> | <b>(2,948,779)</b> |

# THE FINANCIALS

## FINANCING STACK

|  | Pre-Dev.          | Development       | Year 1           | Year 2            | Year 3            | Year 4            | Year 5            | Year 6            | Year 7            | Totals            |
|--|-------------------|-------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| <b>Equity Capital</b>                                  |                   |                   |                  |                   |                   |                   |                   |                   |                   |                   |
| Pre & Development Round                                | 3,151,248         | 3,055,502         | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 6,206,750         |
| Round A - Land Acquisition                             | 4,145,823         | 0                 | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 4,145,823         |
| Round A - Development                                  | 2,000,000         | 13,040,820        | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 15,040,820        |
| <b>Total Equity Capital</b>                            | <b>9,297,071</b>  | <b>16,096,322</b> | <b>0</b>         | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>25,393,393</b> |
| <b>Debt Financing</b>                                  |                   |                   |                  |                   |                   |                   |                   |                   |                   |                   |
| Land Acquisition                                       | 9,573,587         | 0                 | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 9,573,587         |
| Development  | 0                 | 29,000,000        | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 29,000,000        |
| <b>Total Debt Financing</b>                            | <b>9,573,587</b>  | <b>29,000,000</b> | <b>0</b>         | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>38,573,587</b> |
| <b>Total Capital &amp; Financing Raise</b>             | <b>18,870,658</b> | <b>45,096,322</b> | <b>0</b>         | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>63,966,980</b> |
| <b>Cash Flow</b>                                       |                   |                   |                  |                   |                   |                   |                   |                   |                   |                   |
| Pay Down of Debt Principal                             | 0                 | 0                 | 0                | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 | 0                 |
| Cash Flow after Pay Down of Debt Principal             | 2,000,000         | 769,832           | 666,220          | 7,326,139         | 8,136,832         | 9,500,098         | 10,140,991        | 10,860,698        | 11,617,392        | 61,018,201        |
| <b>Cumulative Cash Flow before ROI and Debt Payoff</b> | <b>2,000,000</b>  | <b>2,769,832</b>  | <b>3,436,051</b> | <b>10,762,190</b> | <b>18,899,022</b> | <b>28,399,120</b> | <b>38,540,111</b> | <b>49,400,809</b> | <b>61,018,201</b> |                   |





## SOURCES OF FUNDS

### EQUITY CAPITAL

|                                     |                     |
|-------------------------------------|---------------------|
| <b>Seed Round - Pre-Development</b> |                     |
| Phase 1                             | \$150,000           |
| Phase 2                             | \$3,001,248         |
| <b>Development Round</b>            |                     |
| Phase 3                             | \$3,063,604         |
| <b>Sub-Total Round A</b>            | <b>\$6,214,852</b>  |
| <b>Round A - Development</b>        |                     |
| Land Acquisition                    | \$4,145,823         |
| Development                         | \$15,040,820        |
| <b>Sub-Total Round A</b>            | <b>\$19,186,643</b> |
| <b>Total Equity</b>                 | <b>\$25,401,495</b> |

### DEBT FINANCING

|                              |                     |
|------------------------------|---------------------|
| Land Acquisition             | \$9,573,587         |
| Development                  | \$29,000,000        |
| <b>Total Debt</b>            | <b>\$38,573,587</b> |
| <b>Total Source of Funds</b> | <b>\$63,975,082</b> |

### USE OF FUNDS

|                                     |                     |
|-------------------------------------|---------------------|
| Land Acquisition (minus deposits)   | \$13,719,410        |
| <b>Golf Facility</b>                |                     |
| Pre-Development - Soft Costs        |                     |
| Phase 1                             | \$150,000           |
| Phase 2                             | \$2,180,000         |
| Development                         |                     |
| Phase 3                             | \$3,063,604         |
| Soft Costs - Land Acquisition       | \$821,248           |
| Soft Costs - Construction Financing | \$2,393,604         |
| Development ( includes Sitework )   | \$36,982,000        |
| Restaurant, Kitchen & Bar Fitout    | \$1,315,000         |
| FF&E / OS&e                         | \$2,172,400         |
| General Start-up Working Capital    | \$2,000,000         |
| <b>Total Source of Funds</b>        | <b>\$64,797,265</b> |

*\$25.4M*

TOTAL EQUITY

*\$64.8M*

TOTAL SOURCE OF FUNDS

# IMPLEMENTATION PLAN



*OCT 2025*

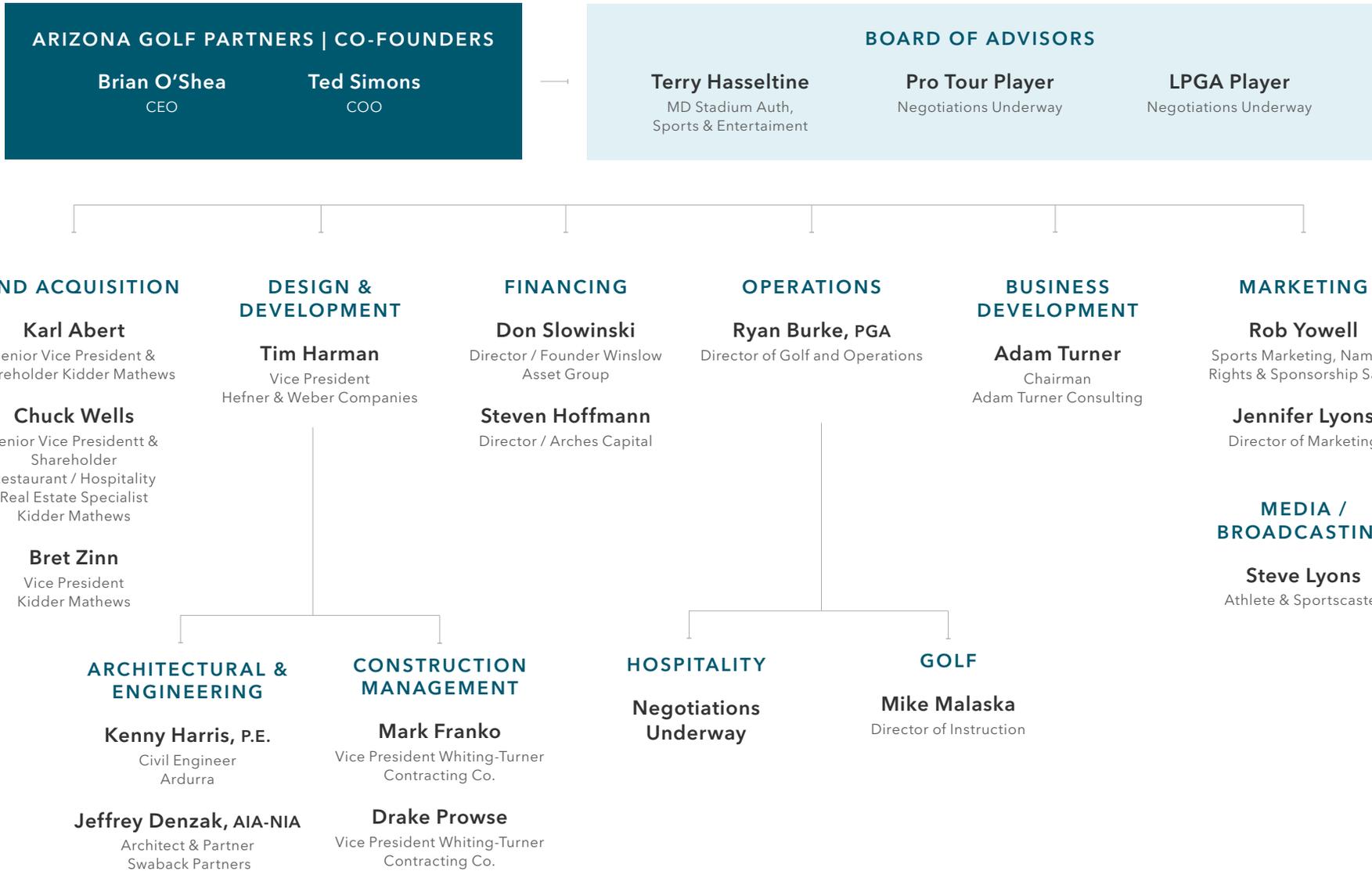
TARGET START DATE

*OCT 2028*

TARGET OPENING DATE

# THE TEAM

# THE TEAM



## BRIAN O'SHEA

CEO | Co-founder/Arizona Golf Partners



Brian O'Shea is a highly experienced Commercial Real Estate Developer with a passion for innovation. Brian brings a wealth of expertise to his role, having earned a Civil Engineering Degree from the University of Maryland, and subsequently served as Vice President of O'Shea Homes where he and his father won 1st Place for home design by the Home Builders Association of Maryland.

His experience also includes working as a Quality Control and Project Manager at The Whiting-Turner Contracting Company, where he oversaw significant projects including the renovation of Bancroft Hall at the US Naval Academy, US Marine Barracks in DC, Towson University, and Loyola College.

With his combined qualifications and extensive industry experience, Brian is recognized as a self-starter and visionary leader, consistently working to create the unimaginable in the world of real estate, entertainment and philanthropy.

## TED SIMONS

COO | Co-founder/Arizona Golf Partners



As the visionary Founder and CEO of Synergy Group, Ted Simons has worked alongside some of the world's top golfing icons including Jack Nicklaus, Sir Nick Faldo, and Hank Haney, to name a few. With years of global experience garnered from each project and personal interaction, Ted has developed a unique skillset that allows him to maximize time, investment, and profitability for every undertaking.

Having developed golf and multi-sport facilities in 14 International locations provides Ted with the insight required to know how to differentiate each project from its competition. When it comes to the 'good, better, best' model, Ted achieves 'greatest'.

Synergy Group's innovative approach to problem-solving is reflected in their "what is the solution" mentality, which helps clients navigate every challenge that arises during a project. Ted's ability to effectively and efficiently navigate changes in plans and schedules is essential for success, ensuring project deadlines are met while maintaining budgets and keeping projects on point.

*Prepared by*

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