

# CRAFT BEER, COMMUNITY AND YOU



# ABOUT US

Sean, Lindsay and Olivia, that's our family, and our dream is to own and operate a craft brewery within our community open for everyone to drop in and enjoy our craft. We are home brewers now and have invested a lot of time, money and passion into our craft beer. We believe in locally sourcing ingredients and services when possible and supporting the community by creating jobs and opportunities for local businesses and individuals alike.

## OUR GOAL

To raise capital for funding the start-up of our craft brewery, tap room and event center to share with friends, family and community. Four Creeks wants you to be apart of that dream and here is how you can help!

## Investments

We are looking for any funding big and small to help us get to our goal of \$500,000.00, yup that's a lot of coin! But the closer we get to that amount without banks and bank loans the better it is for everyone. "Membership Funding" is an investment keep reading to see how!

### Highlights

- Every membership funding or investment is secure – in other words, if we do not realize our goal every cent will be returned to everyone no matter the size of the membership fund or investment.
- Everyone that contributes will receive a **reward!**
- Every single person or group will be enshrined on a custom larger than life carved mural that will be a focal point in the brewery and will be commissioned to a local artist.
- Investments will be paid back like a loan with interest at agreed upon terms.
- Membership funds are considered smaller loans and will also be paid back as an interest free loan! What you give you get and more!
- All funds and investments will be placed in a dedicated account and ONLY used for the capital start-up costs for the brewery.
- A full business plan is available for all investors \*
- Limited Partnerships available and are negotiable.
- Invites to special events
- Monthly e-newsletter with promotions for all donors and investors



\*Standard Non-disclosure Agreement will be required prior to receiving a copy of the business plan

Sean & Lindsay



# REWARDS

## MEMBERSHIP FUNDING

### Introduction

\$25 - \$75

Monthly E-newsletter, Name on the Mural, Invites to Tastings, Community Member



\$100 - \$250

Monthly E-newsletter, Name on the Mural, Invites to Tastings, 10% Discount for 1-year \*, Swag Bag\*\*



\$275 - \$500

Monthly E-newsletter, Name on the Mural, Invites to Tastings, 10% Discount for 2-years \*,  
**Bronze** Swag Bag\*\*, Annual BBQ



\$600 – \$1000

Monthly E-newsletter, Name on the Mural, Invites to Tastings, 10% Discount for 2-years \*,  
**Silver** Swag Bag\*\*, Annual BBQ



\$1500 - \$5000

Monthly E-newsletter, Name on the Mural (Premium Location), Invites to Tastings, Annual BBQ, 15% Discount for 2-years \*, **Gold** Swag Bag\*\*, Personalized 64oz Stainless Steel Growler with 10% discount on re-fills for 5 years, Gold Member Annual Event \*\*\*

ALL MEMBERSHIP FUNDS ARE ACTUALLY INTEREST FREE LOANS! SO, TO US IT IS A GENEROUS GIFT TO GET STARTED BUT WE WANT TO GIVE IT BACK TO YOU ONCE WE GET ROLLING. ALL “MEMBERSHIP FUNDING” WILL BE PAID BACK IN FULL AS PART OF OUR DEBT REPAYMENT STRATEGY IN OUR FORECAST WHEN WE MEET OUR TARGETS!

\*Discounts apply at the Brewery location only and apply to retail take home sales of beer and merchandise.

\*\*Swag bags will be given out at the Grand Opening and all donors will receive an invite.

\*\*\*Gold Member Events could include dinners, BBQ, Special guest Speakers etc. and will be held twice per year.

Notes: Just like any investment there is risk, in the event we are unable to maintain the business for any reason and are forced to liquidate, some or all the membership funding may not be able to be returned.

We are targeting 18 months to get this project up and running (May 2023). Membership funding can be given over time and in installments. The final total at project start-up will determine the level of membership, it is not based on each individual funding amount. For example, if you were to fund \$100 today and over the following 6 months another \$200, you would be awarded the bronze membership!

# INVESTORS



All investors will be awarded dividends starting in year 5 of the financial forecast. Dividends would be paid out of the Net Profit (see projections) and 2.5% of the dividend share paid to all investors weighted by initial investment. \*\*

## PLATINUM INVESTOR

**\$10,000 – \$50,000**

Total investment will be paid in return to the investor over 7 years with 3.2 -3.4% annual interest based on total amount of investments collected, to be paid monthly commencing in year 2 of operational revenue (based on projections and prorated based on actuals calculated annually). Also included all benefits of the Gold Rewards package above.

## SUPERHERO

**\$55,000 +**

You will forever be known as a Superhero! And every Superhero deserves to have a cape a portrait and a personalized beer brewed for them that will forever be their beer designed to their taste and packaged for their personalized look. And yes, I will buy you a cape!

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**ROI 142% - 146% over 10 years based on projections! \*\*\***

\*Investment owner is a limited partnership that affords the investor interest in their capital investment and pay dividends as laid out in the financial projections within the first 10 years with an option for buyout at agreed terms.

\*\* Example: With a \$50,000 investment (\$500,000 total investments) Year 8 projected Net Profit after Employee Profit Sharing = \$629,040.00 Dividend payout = 15% (\$94,356.01) x .2 = \$18,871.20

Dividend Payout end of year 8 = \$50,000/\$500,000 x \$18,871.20 = \$1,887.12 (Yearly projections would show steady increase year after year)

\*\*\* IMPORTANT> Any investment is a risk and if we Four Creeks Brewing Company are unsuccessful in realizing our projections, investments ROI could be lower, and investments could be lost altogether in the event of bankruptcy or liquidation.