

TOM'S

WATCH BAR



THE BEHAR GROUP[™]
TENANT SERVICES

Proudly Providing Real Estate
Representation For

TOM'S WATCH BAR

Tom's Watch Bar: About Us



www.tomswatchbar.com



Founded in 2014, Tom's Watch Bar defines the ultimate sports-watching entertainment experience. Promising "All the Sports, all the Time", Tom's Watch Bar's highly curated sports programming covers all sports from collegiate to professional to international, big events and prize fights, even emerging obscure and outrageous sports. Our central oversized stadium screen paired with hundreds of screens provides a 360° viewing experience, making every seat the best seat in the house.

Dozens of taps, Tom's Watch Bar offers an expansive array of domestic, imported and craft beers, all available in our signature two-handed 40oz stein. Our menu features some of your favourite traditional sports bar fare coupled with a contemporary flare to satisfy any and every hungry sports fan. With a menu of favourite game day bites, a vast selection of specialty cocktails and an expansive craft beer list, it will be sure to satisfy you even during a tense moment in the game.

Apart from typical features, this sports bar stands out by forecasting its programming two weeks ahead using AI, considering local sports teams' demographics. Customers visiting the website will find highlighted events on a full calendar from Sunday to Saturday.

[Click Here for Video](#)



Tom's Watch Bar: Shareholder, Directors & Key Officers Relevant Past Performance



- Richard (Rick Schaden) Founds The Quiznos Corporation
- Approximately 100 Company & Franchise Units
- 200 Units, \$18M mezzanine investment by Levine Leichtman, LLC
- 1700 Units, \$50M investment by Cardinal Capital (Aries, Apollo, Jerry Jones Enterprises)
- 2700 Units, \$400M Senior Debt Investment JP Morgan
- 4000 Units, \$1.47B majority sale to private equity concentration

- 4 Initial Units, \$10M common equity investment (SIF Partners)
- 150 Units, \$100M 40% Ownership Common Equity Investment, Asian Strategic JFC, Inc.
- 320 Units, \$300M majority sale to JFC, Inc.

**SMASH
BURGER**

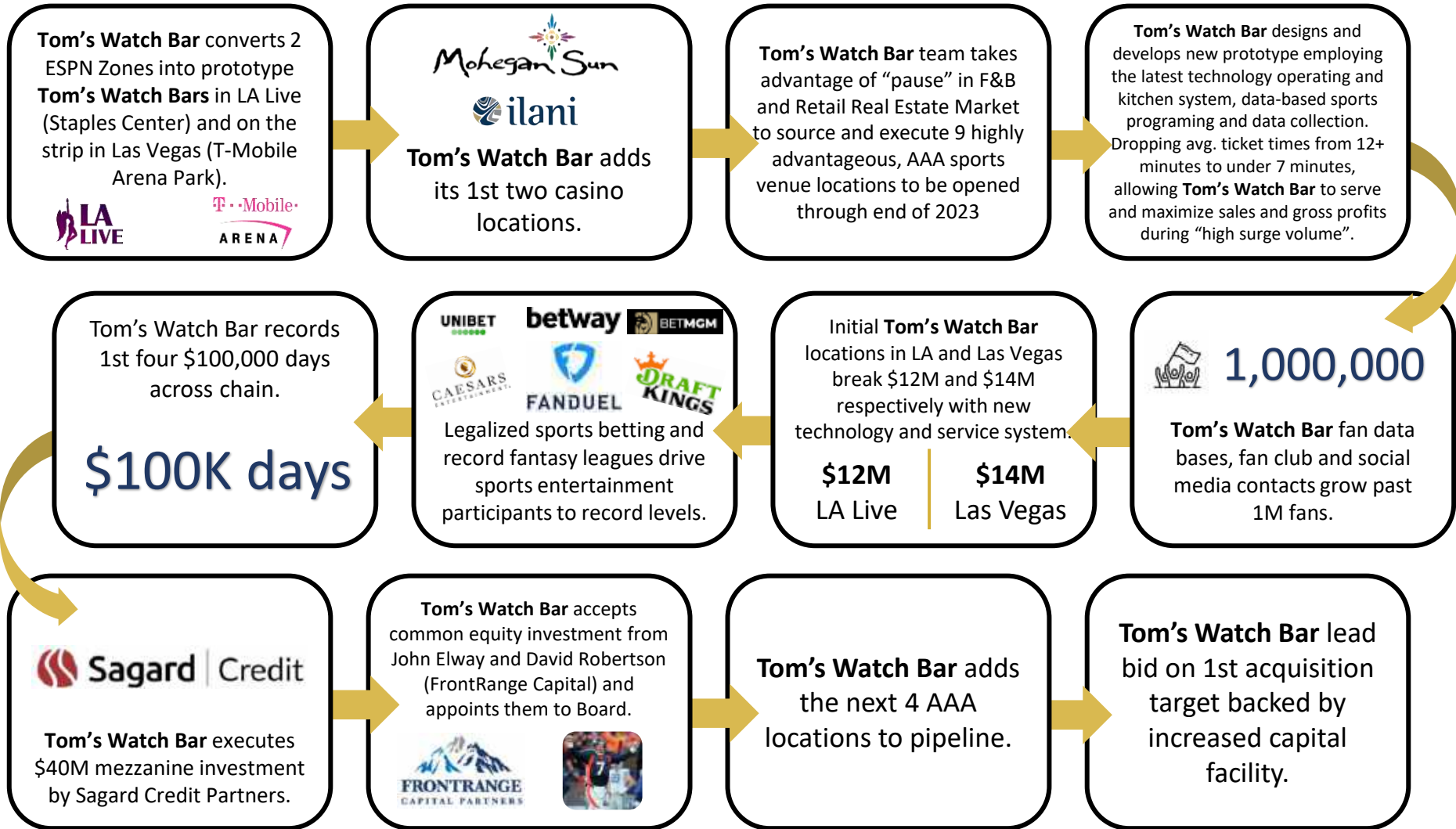


- 2 Initial Units, convert 2 ESPN Zones to Tom's Watch Bar, \$30M common equity investment (SIF Partners)
- 13 Units, AUV approximately \$7M per year, further information attached

Seasoned Executive Team with Deep History and Experience



Tom's Watch Bar: At a Glance



Financial Overview & Growth Summary



Unit Economic Model

Company Average

Average Unit Volume	<u>\$7M</u>
Unit Level EBITDA	<u><u>\$1.75M</u></u>
EBITDA Margin	25%
Net Investment	\$3M - \$4M
Unit Level ROI	43% - 58%



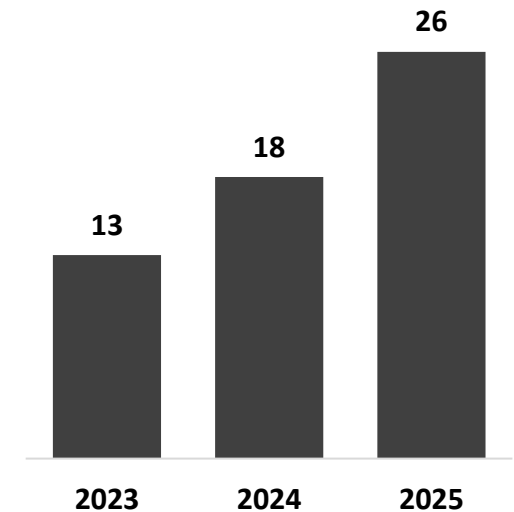
Corporate Economic Model

Run Rate













NTM Revenue	<u>\$91M</u>
Unit Level Contribution	<u><u>\$23M</u></u>
Margin %	25%















3 Year Pipeline





































AAA Locations with Built in Traffic - Existing

LOCATION		OPENING	TEAMS/ATTRACTIONS
<p>LA Live—LOS ANGELES</p> 		<p>OPEN 2014</p>	
<p>NYNY HOTEL—LAS VEGAS</p> 		<p>OPEN 2016</p>	
<p>MOHEGAN SUN CASINO—CONNECTIUT</p> 		<p>OPEN 2017</p>	
<p>ILANI CASINO—WASHINGTON</p> 		<p>OPEN 2018</p>	











AAA Locations with Built in Traffic – Existing

LOCATION		OPENING	TEAMS/ATTRACTIONS
<p>COORS FIELD—DENVER</p> 		<p>OPEN 2021</p>	
<p>TARGET CENTER—MINNEAPOLIS</p> 		<p>OPEN 2022</p>	
<p>CAPITAL ONE ARENA—WASHINGTON DC</p> 		<p>OPEN 2022</p>	
<p>NATIONAL HARBOR—DC AREA</p> 		<p>OPEN 2023</p>	










AAA Locations with Built in Traffic – Pending (in Construction)

LOCATION		OPENING	TEAMS/ATTRACTIONS
TOYOTA CENTER—HOUSTON 		OPEN 2023	    
NATIONALS BALLPARK—WASHINGTON DC   Audi Field		OPEN 2023	  
GOLDEN 1 CENTER—SACRAMENTO 		OPEN 2023	  
ACRISURE STADIUM & PNC PARK—PITTSBURGH  		OPEN 2023	    
INTERNATIONAL DRIVE—ORLANDO 		FEBRUARY 2023	     

AAA Locations in Development – Pipeline

LOCATION		OPENING	TEAMS/ATTRACTIONS
<p>ocV!BE—ANAHEIM</p> <p>ocV!BE</p> <p>ANGEL STADIUM</p> <p>HONDA Center</p>		TBD	
<p>CLIMATE PLEDGE ARENA—SEATTLE</p> <p>CLIMATE PLEDGE ARENA</p>		TBD	
<p>WATER STREET—TAMPA</p> <p>WATER STREET TAMPA</p> <p>AMALIE ARENA</p>		TBD	
<p>CENTENNIAL YARD—ATLANTA</p> <p>CENTENNIAL YARDS</p> <p>State Farm ARENA</p> <p>Mercedes-Benz STADIUM</p>		TBD	
<p>NASHVILLE YARDS—NASHVILLE</p> <p>NASHVILLE YARDS</p> <p>BRIDGESTONE ARENA</p> <p>NISSAN STADIUM</p>		TBD	

AAA Locations in Development – Pipeline

LOCATION		OPENING	TEAMS/ATTRACTIONS
<p>O.VATION—ORLANDO</p>  		<p>TBD</p>	
<p>LUCAS OIL STADIUM—INDIANAPOLIS</p> 		<p>TBD</p>	
<p>BANK OF AMERICAN STADIUM—CHARLOTTE</p> 		<p>TBD</p>	

In Discussion

LOCATION		Target Number	TEAMS/ATTRACTIONS
LARGE CASINOS		3	
ENGLISH PREMIER LEAGUE SOCCER FIELDS		2	
MAJOR CONVENTION & ENTERTAINMENT DISTRICTS		2	
AQCUISSION & CONVERSIONS	<p style="text-align: center;">UNDER NDA</p>	2	



IDEAL REAL ESTATE SITE REQUIREMENTS

Size

- +/- 6,000 - 12,000 SF (Other sizes will be considered, minimum 5,000 SF)

Target Markets

- Downtown Toronto (GTA), Vancouver, Ottawa, Montreal, Calgary, Winnipeg, Edmonton, and other major Canadian Centres

Ideal locations

- Urban/Suburban near or within Sports Arenas, Stadiums and other Entertainment Facilities and Venues such as Convention Centres, Cinemas, Casinos, Universities and Hospitality/Hotels and other Restaurants

Property Types and Formats

- Office, Hotel and Residential Towers (Ground Floor), Freestanding or Premier End-caps, preferably with patio areas (liquor-licensed), 1 level (may consider sites with Mezzanines and/or 2nd floor with elevator access, depending on layout); Existing Restaurants or Shell space

DESIGNATED REPRESENTATIVES

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