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Overview

Disclosures

Comments 0

Updat

Oakland Rec Club

Oakland, CA

- **Unlike any Oakland destination**, equal parts quality cocktail bar, seasonal restaurant, and recreational billiard & game venue
- **Prominent storefront** location at the center of Oakland's redevelopment and construction boom
- Projected first year **revenue over \$2 million**
- **Proven ownership** track record with several **successful San Francisco venues**. Management team with over 40 years of combined industry experience
- This investment is secured by a **blanket lien on all assets** of the business [?](#)

Share ORC: [!\[\]\(17413706fd4997a1a4bdf85c6864eee1_img.jpg\) \(https://www.facebook.com/sharer/sharer.php?u=https://www.nextseed.com/offerings/oakland-rec-club/\)](#)

[!\[\]\(faf942dc3e59ce8eb64b4ac481eca7e0_img.jpg\) \(https://twitter.com/home?status=Check%20out%20Oakland%20Rec%20Club!%20New%20%23poolhall%20%23bar%20%23restaurant%20opening%20in%20downtc](#)

Investment Details

1.55x

Investment Multiple [?](#)

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\$0

Invested of \$350,000 minimum [?](#)

\$100

Minimum investment

-

Investors

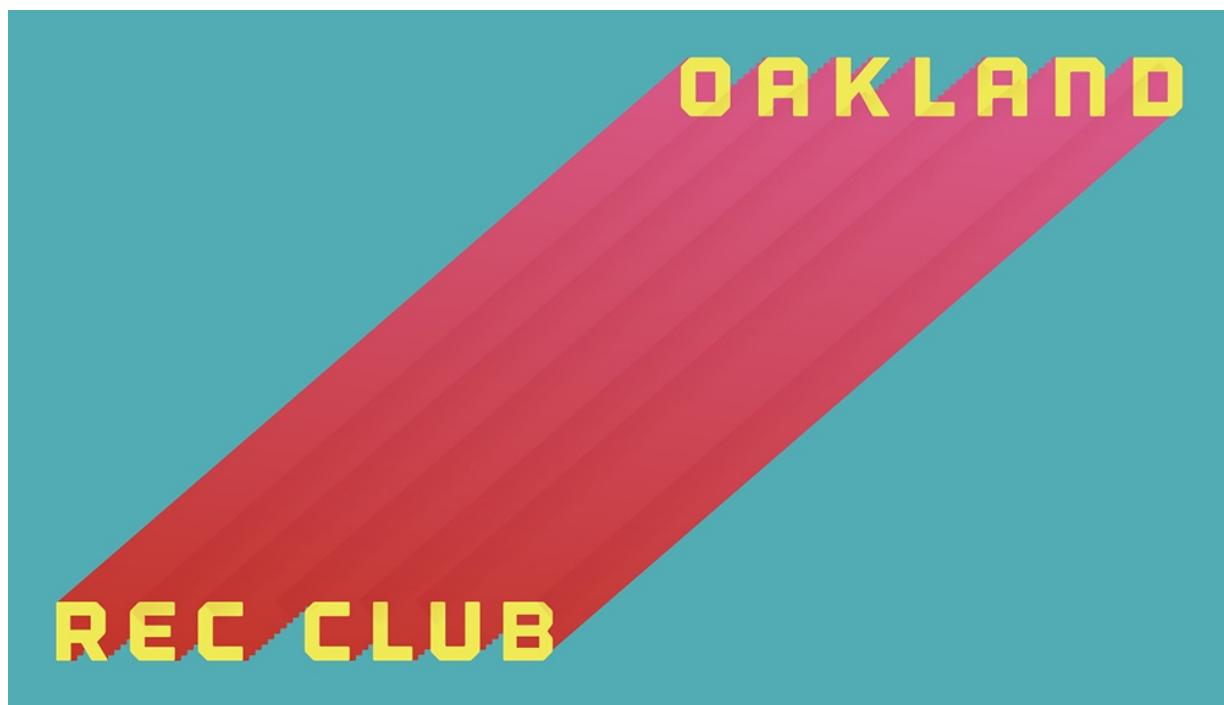
50

Early Bird rewards remaining

66 days remaining

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Company Description



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Housed within a two-story classic 1920s venue, Oakland Rec Club (ORC) will feature delicious cocktails, a wide range of beers, and fresh creative food available from lunch to late night.

Patrons will gather around a dozen pool tables, shuffleboard and other recreational bar games.

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The food and drink menu will see regular monthly and seasonal turnover, and a portion of the mezzanine will be allocated as an entertainment space for buyouts or other house-sponsored events.

Driven by skyrocketing rent in San Francisco, working professionals and businesses alike have been migrating to Oakland in droves. The nightlife in downtown is expanding quickly, and ORC aims to provide the neighborhood with a different, uniquely inclusive experience.



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A pool hall is a great place for friends to gather over a game and enjoy a couple drinks with conversation. After working up an appetite, grabbing a seat in the lounge for a few unconventional bites from the kitchen is also a terrific option.

With nearly 9,000 square feet of space, the Oakland Rec Club will feature a main floor with a full kitchen and full-service bar as well as a mezzanine pool room. Equipped with a dozen pool tables, the mezzanine area will serve as an additional lounge area for patrons to engage in a game of pool or shuffleboard.

The menu will feature a unique array of creative and satisfying dishes served all day and the drink list will focus on a core set of quality cocktails and seasonal specialties sure to please and surprise even the most discerning patrons.

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Owner Sky Wegman has over 19 years of industry experience as a bartender as well as the proprietor of some of the Bay Area's best known bars and venues. His track record includes 83 Proof (Thrillist (<https://www.thrillist.com/drink/san-francisco/best-bars-near-every-bart-stop-sf-oakland-bay-area>)), The Dogpatch Saloon (Eater (<http://sf.eater.com/2013/7/22/6398439/dogpatch-saloon-a-revamped-classic>), UrbanDaddy (<https://www.urbandaddy.com/articles/25431/san-francisco/dogpatch-saloon-dog-whisperer-the-then-and-the-now-of-dogpatch-saloon>)), and Hopwater Distribution (Eater (<http://sf.eater.com/2014/2/20/6276205/hopwater-distribution-a-30-tap-beer-powerhouse>)).



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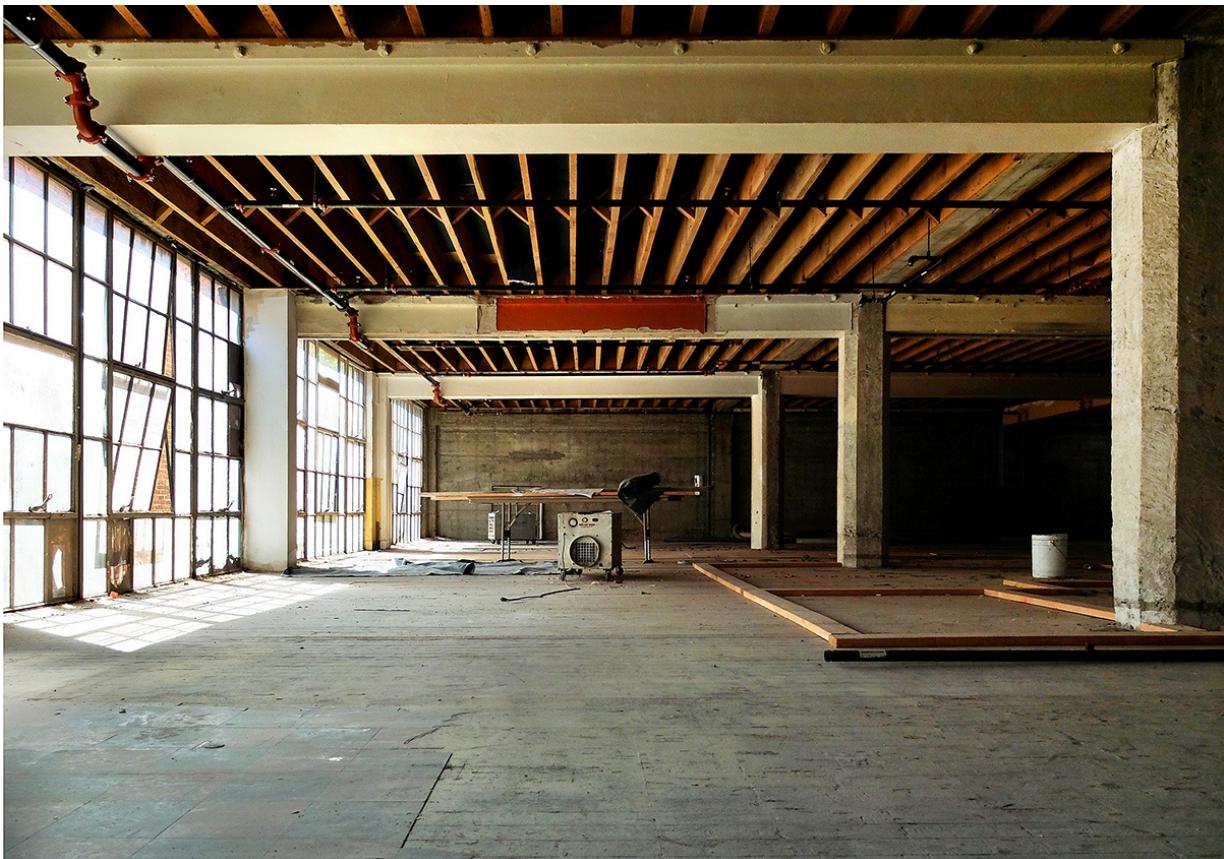
With Oakland Rec Club, Sky has drawn upon the knowledge he gained from his years of success in the hospitality field to create an exceptional experience for patrons that is uniquely Oakland. The leadership of ORC has spent the last two years building out the infrastructure and forming the team necessary to make Oakland Rec Club a thriving addition to the community and a positive contribution to the city of Oakland.

Construction is underway, and is anticipated to be completed in July 2017.

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Key Terms

Issuer

Bat Country, LLC

Securities

Revenue Sharing Notes

Offering Amount

Minimum of \$350,000 to maximum \$450,000

Investment Multiple [?](#)

1.55x

Payments [?](#)

Monthly

Revenue Sharing Percentage

7.5% of monthly gross revenue of Oakland Rec Club

Maturity [?](#)

48 Months

Security Interest [?](#)

Blanket lien on all assets of the business

Ownership % Represented by Securities

0%. Investors will not receive any equity interests in the Issuer or any voting or management rights with respect to the Issuer as a result of an investment in Securities.

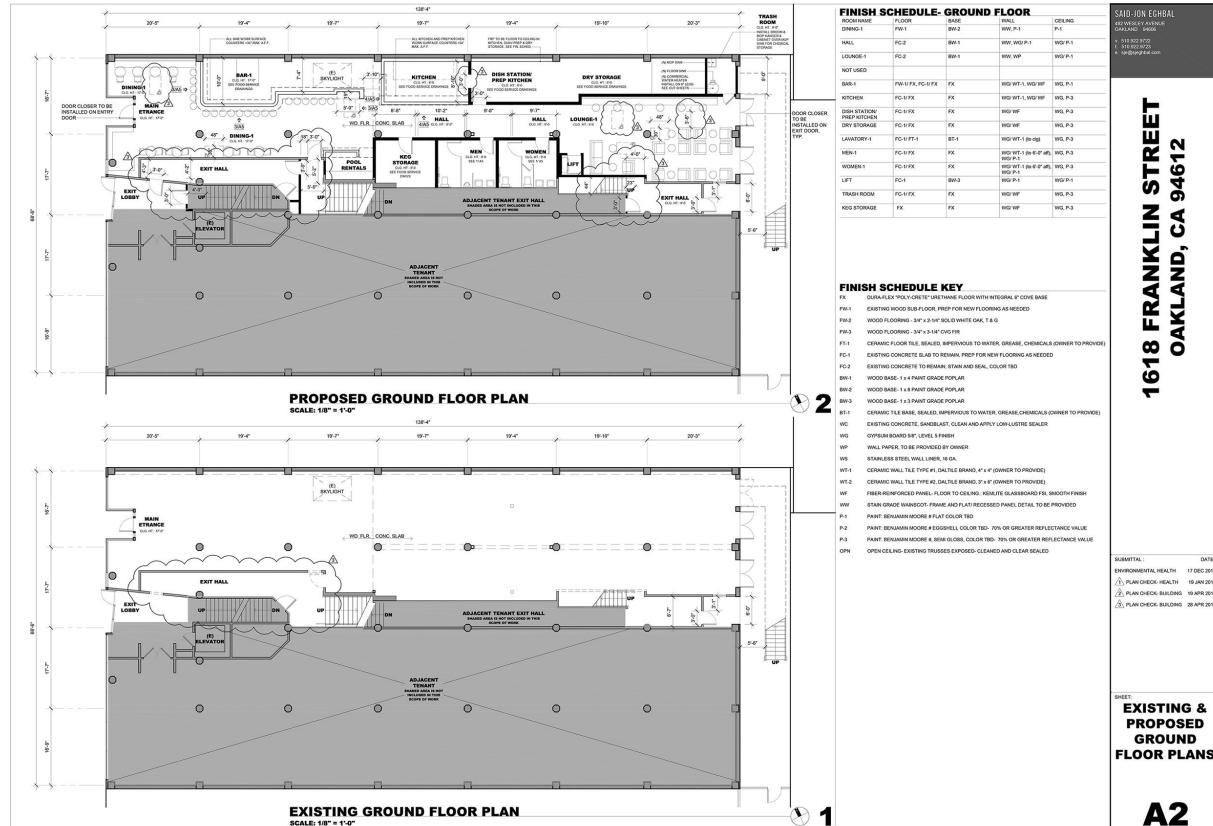
Click here (<https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001695370&owner=include&count=40>) to view the Issuer's SEC Form C filing.

Use of Proceeds

100% of proceeds from NextSeed will be used to cover the buildout of the new bar and eatery. The leased space, previously home to the ~~INVEST NOW~~ Man Book Store, has been vacant since 2014. Due to the nature of the change of use, the construction project is extensive. The venue

requires a full installation of new plumbing, electrical, HVAC and gas lines. Framing, flooring and fire suppression systems are all in need of upgrade. Once construction is complete, the space will be outfitted with a full supply of commercial kitchen fixtures, furnishings, and bar equipment.

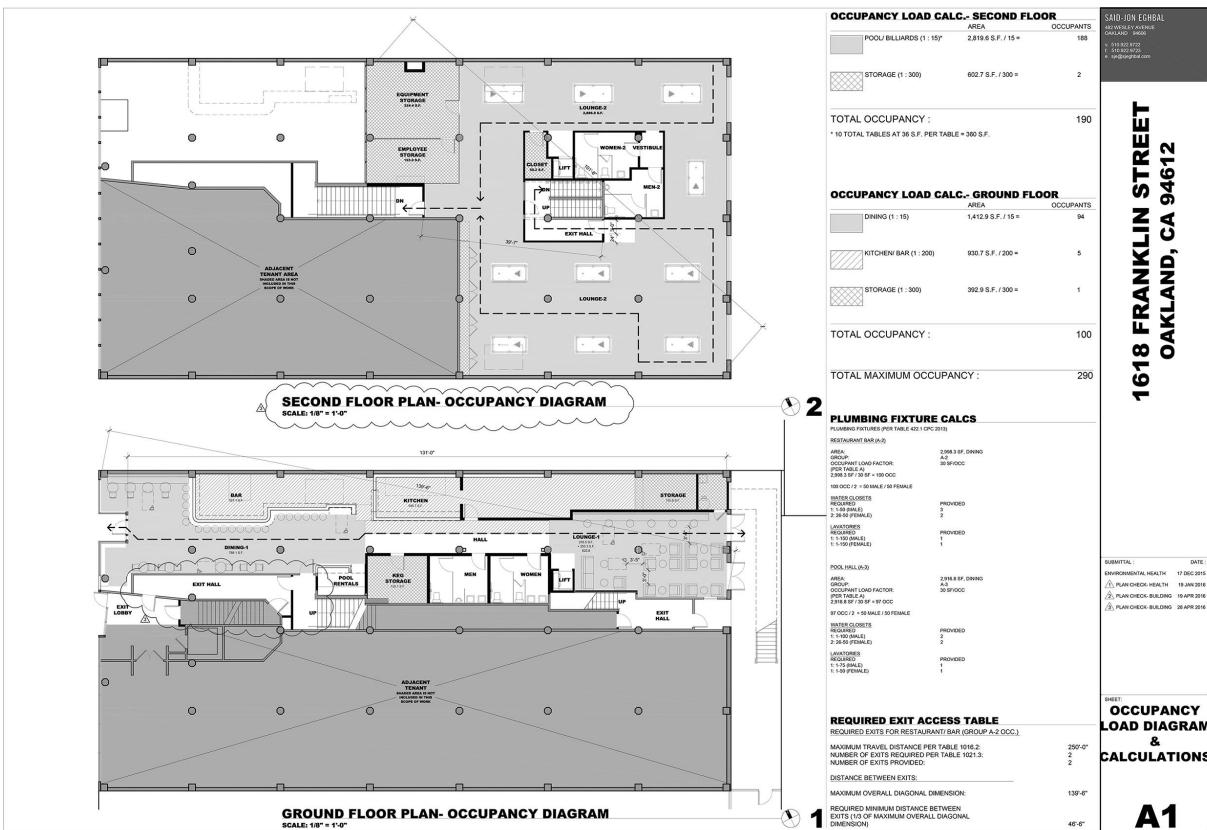
Any funds raised in excess of the minimum will be used towards working capital and additional decor.



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First Floor

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Second Floor

Total Payment Calculator

Principal	Investment Multiple	Maturity*	Total Payment*
\$100	1.55x	48 months	\$155

Revenue Sharing Summary*

Once the Issuer commences operations, it will share 7.5% of each month's gross revenue with the investors as a group until they are paid in full.

Each investor will receive its proportionate share of the monthly payments made to the investors as a group.

EXAMPLE:

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Gross revenue in month X

\$200,000

Revenue sharing percentage

7.5%

Total payment for month X

\$15,500

If Investor A invested \$4,000 of the \$400,000 that was raised by the Issuer, Investor A is entitled to receive 1.0% of the \$15,000 paid to investors for month X. Therefore, **Investor A is paid \$150 for month X.**

* The calculations above are mathematical illustration only and may not reflect actual performance. They do not take into account NextSeed fees of 1% on each payment made to investors. ... [Read More](#)

Bonus Rewards

EARLY BIRD REWARD

First 50 investors who invest \$1,000 or more will receive an additional \$25 gift certificate to Oakland Rec Club

Invest \$500 or more

- **1 free pass** for an hourlong pool session

Invest \$1,000 or more

- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$25 Gift Card** to Oakland Rec Club

Invest \$2,500 or more

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- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$100 Gift Card** to Oakland Rec Club

Invest \$5,000 or more

- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$100 Gift Card** to Oakland Rec Club
- **ORC Hook-Up Card:** 15% off food purchases for you and up to 3 guests (12 months, up to \$1,000 in discounts per year)

Invest \$10,000 or more

- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$250 Gift Card** to Oakland Rec Club
- **ORC Hook-Up Card:** 15% off food purchases for you and up to 3 guests (12 months, up to \$1,000 in discounts per year)

Invest \$25,000 or more

- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$100 Gift Card** to Oakland Rec Club
- **ORC Hook-Up Card:** 15% off food purchases for you and up to 3 guests (12 months, up to \$1,000 in discounts per year)
- ORC will host **your private event**, waiving all liquor minimums and/or rental fees

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Invest \$50,000 or more

- **Invitation for 4** to the official Oakland Rec Club pre-opening party
- **\$100 Gift Card** to Oakland Rec Club
- **ORC Hook-Up Card:** 15% off food purchases for you and up to 3 guests (12 months, up to \$1,000 in discounts per year)
- Have your name (or a name of your choice) **engraved and affixed to a game table** as a commemorated sponsor

Business Model

Oakland Rec Club expects to pull from multiple strong revenue streams to support a reliably predictable level of success and positive growth.

With the heavy increase in companies and employees moving into Oakland over the past decade, there's a tremendous demand for lunch options. ORC will be open from noon to 3pm to serve lunch to the local professional workforce. Every restaurant and cafe in the immediate vicinity has heavy traffic during the traditional peak lunch break hours.

Frequently, take-out lunches are a fact of life for many of these individuals and therefore an added component of ORC's midday service. A quality take-away program will allow ORC to increase sales far beyond the physical capacity of tables and chairs in the space. Many nearby restaurants actually succeed with limited hours that exclusively support lunch, but ORC's overall concept extends far beyond this.

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The bar program will carry weekday business from post-business hours through the end of the night. ORC expects the first happy hour push to take place at 5pm as many workers flow from local buildings looking for a social environment or a nice cocktail with which to wind down. ORC is located one block from a major transportation BART hub at 19th street, so a secondary busy happy hour period will be seen as local residents who work across the bay in San Francisco climb the stairs exiting the station. Weekend evening business is expected to be strong in this bar-hopping neighborhood, and in addition to a customary weekend party crowd, the draw of major national and international bands performing at the nearby Fox Theater and attendees of the monthly First Friday street fair celebration will add to the business's numbers. The kitchen is expected to shift focus away from a full meal service concept at this time, moving to a creative shared plate and small bite concept. Leaning on items with bigger margins, the goal here is to keep patrons satiated and promote an extended stay at the bar, while limiting the expense of an over-staffed kitchen on payroll.

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Finally, game tables give ORC another big revenue source in various capacities. Most obvious is the \$12 to \$16 per hour charged for table rental. Aside from annual table maintenance at approximately \$400, little needs to be spent by ORC to support this revenue stream. The soft revenue brought in from this direction is driven by the increased customer draw the tables provide as well as the reflected bump in liquor revenue.

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Location Analysis

Oakland Rec Club is located at 1618 Franklin Street, Oakland, CA 94612, in Downtown Oakland which is the central business district of Oakland. Established in the 1850s, the architecture exemplifies gorgeous examples of Art Deco design.

Due to the rising cost of commercial property throughout the San Francisco Bay Area, Alameda County finds itself under an intensifying spotlight; the city of Oakland is experiencing an economic upturn in particularly dramatic directions. Crime is down, rents are rising, and residential and commercial space is available at affordable market levels.

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Oakland Rec Club lies in the heart of the thriving uptown district, home to top Bay Area music venues, collections of quality bars and restaurants, and various major local and national employers. Located between 17th & 15th Street, this site is easily accessible to the freeway and within close proximity to BART. Additionally, Oakland Rec Club is close to City Center and there is ample pedestrian foot and vehicle traffic in this area.

OAKLAND STRUCTURES

SPECIAL REPORT

RESIDENTIAL DEVELOPMENT PIPELINE

Major market-rate and affordable housing projects in Oakland

UNDER CONSTRUCTION		
Project name	Developer/Contractor	Location and details
1 Brooklyn Basin	Signature, Chilotti Development	64.2-acre area between Embarcadero road and the Bay. Infrastructure work began on what will be 3,100 units, 200,000 s.f. commercial space, 100,000 s.f. community space, and two renovated marinas
2 Station House	City Ventures, LPP Construction Services	Block 1000, 15th Street, 4th Street, 16th Street and Frontage Road; 171 new townhomes
3 The Tempocel	SRM Development; SBM Construction	4501-4519 Broadway; 150 units
4 Monti Gardens at Rockridge	SRM Development; SBM Construction	3001-3111 51st Broadway; 127 assisted-living units
NP Monte Vista Villa	Discovery Building	7900 Mountain Blvd.; 123 units
5 The Hive Broadway	Signature, Proforma	2345 Broadway; 105 rooms (some are commercial)
6 Mural at MacArthur BART Transit Village	MacArthur Transit Community Partners, Oakland Parks and Recreation, Ohbayashi Corp.	1000 Broadway; 100 units, 100,000 s.f. construction by bridge out of 604 units
7 1110 Jackson St.	EBALDC; Bremagh Inc.	1110 Jackson St.; 171 affordable family units
8 Aviata	Bridge Housing, J.H. Fazinicorp Inc.	400 Grand Ave.; 68 affordable apartments
9 Phoenix Commons	Jeff Zimmerman	340 29th Ave.; 41 affordable senior units
10 Krophil	Signature, Hawk Development	5227 Claremont Ave.; 33 units
11 520 Thomas L. Berkley Way	CGC, Padrino Construction	520 Thomas L. Berkley Way; 25 units

APPROVED		
Project name	Developer	Location and details
12 Jack London Square	Jack London Square Developers, Partnership and Davis West	Area between Alce, 2nd, Harrison Streets, 18th Street and 2nd Street
13 25th Street Residential	EBALDC	25th Street Residential CityView
14 25th Street	TBD	25th Street Residential for sale
15 1900 Broadway	Integral	1900 Broadway; 294 units, 11,000 s.f. retail space, 100,000 s.f. office space, 25% incomes, E 12th Street and BART tracks; 275 units
16 Oakdale Village	Phase 1 Residential Development and L+M	1640 Broadway
17 1640 Broadway	Phase 1 Residential Development and L+M	1640 Broadway
18 2301 Valdez	Wood Partners	2301 Valdez St.; 235 units
19 Wood Street	Holiday Development	201-295 Wood St.; 235 units
20 1710 City Center	Strada Investment Group	1100 Clay St.; 2000 units and either a 250-unit hotel or 200,000 square-foot office building
21 The Webster	Thompson Dorfman	2300 Valdez St.; 200 units
22 Courthouse Condominiums	Curtis Developments	2905 Telegraph Ave.; 162 units
23 2100 Telegraph Ave.	EBALDC	2116 Brush St.; 150 affordable units
NP Eastmont	Sunfield Development Partners LLC	3431 Foothill Blvd.; 137 units (84 assisted living, 53 independent living, 10 memory care units, 31 skilled nursing units)
24 Red Star	TBD	1396 5th St.; 119 units

PROPOSED/CONCEPT

Project name	Developer	Location and details
NP 9400 International Blvd.	Saint Cali Corp.	8750 Mountain Blvd.; 900 units, 82,000 s.f.
43 Lake Merritt	TBD	Padilla lots on top of the station at 800 Madison St.; 800 units in two towers
44 West Oakland BART Area	West Oakland Development Group	500 20th Street; 1000 units, 100,000 s.f. commercial space and 1000 park spaces
45 Emerald View	AMG	222 19th St.; 370 units
NP 105th Avenue	AMG	International Boulevard and 105th Avenue; 390 units
46 1600 San Pablo Ave.	Carmel Partners	1600 San Pablo Ave.; 330 units
47 East Lake Merritt	TBD	East 12th Street and 2nd Avenue; 300 units
48 Lake Merritt Tower	TBD	12th Street and 2nd Avenue, zoned up to 368 units
49 26th Street	Wood Partners	26th Street; 258 units
50 Valdez - Bill Valdez	Valdez - Bill Valdez	2000 Broadway; 250 units
51 Broadway	Lakehaven Partners	2310 Broadway; 250 units
52 1800 San Pablo Ave.	Sunfield Development	1800 San Pablo Ave.; 250 units, 25,000 s.f.
53 2270 Broadway	South Beach Partners	2270 Broadway; 223 units
54 1720 Webster	Gering & Edlen	1720 Webster St.; 206 units
55 26th Street Valdez	Alliance Residential Co.	2800 Broadway; 200 units
56 Harrison St. 1	Holiday Partner Group	24th and Waverly streets; 200 units
57 Harrison St. 2	Holiday Partner Group	Valdez - Aurora Valley
58 2100 Telegraph	Nautius Group	5110 Telegraph Ave.; 185 units, 30,000 s.f. commercial
59 1331 Harrison St.	Build20	1331 Harrison St.; 169 units
60 Alice & 17th	Rosetti	Alice and 17th Streets.; 150 units
61 10th & Harrison	City Ventures	10th and Harrison; 125 units
62 Hollis Street	Madison Park	950 15th St.; 126 units
63 14th & Harrison	AMG & Associates	3250 Hollis St.; 120 units
64 409 23rd St.	AMG & Associates	431-437 MacArthur Blvd.; 175 senior apartments
65 Uptown	AGI-Avent	409 23rd St.; 114 units
66 1500 Harrison St.	Lane Partners	2016-2016 Telegraph Ave.; 100 units
67 Lucasay Lofts	Rox Inc.	2744 11th St.; 100 units
68 1638 47th St.	Church Rehab	1638 47th St.; 60 units
69 1600 4th St.	Hudson Park	1600 4th St.; 60 units

PROPOSED/CONCEPT

Project name	Developer	Location and details
NP 9400 International Blvd.	Related California, Acts Full Gospel Church	9400 International Boulevard; 59 units
60 2310 Broadway	SAHA Homes	2341 Broadway; 50 units
70 Mews House	City Ventures	1201 Pine St.; 47 units
71 201 Broadway	Austin Group	201 Broadway; 48 units
72 Redwood Hotel	SAHA Homes	4856 Colver Ave.; 28 units
73 Uptown	Lower Enterprises	1611-1625 Telegraph Ave.; hotel, housing or retail TBD
74 2100 Telegraph Ave.	Housing TBC	

SOURCES: CITY OF OAKLAND PLANNING DEPARTMENT, SFB RESEARCH

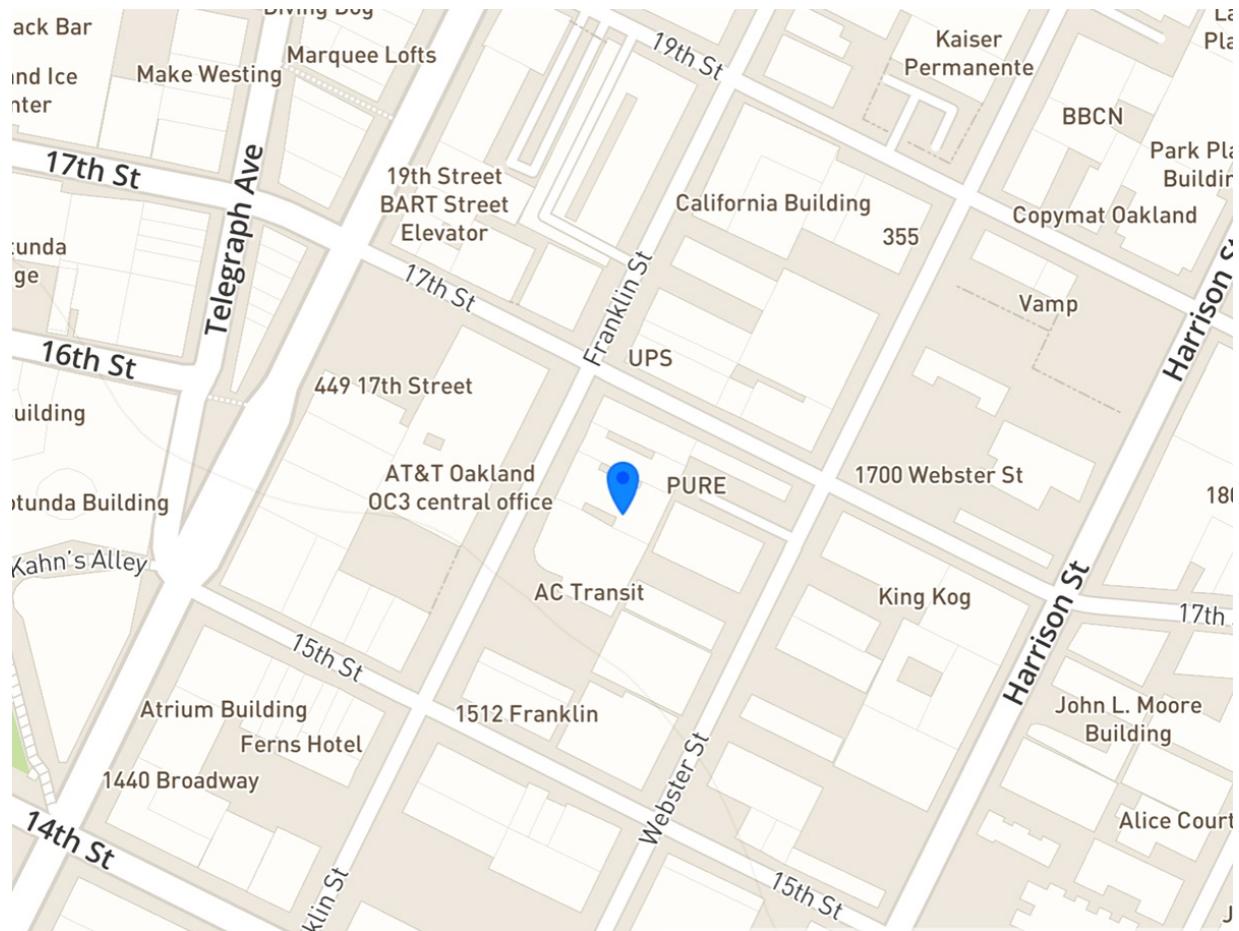
MAPS4NEWS.COM/HERE

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Among the many new developments planned for the neighborhood are two 30-story residential high rises already under construction, both just a block away from ORC in opposing directions. Several commercial and residential projects are currently in the works as part of the downtown Oakland revitalization, with over 600,000 square feet in commercial and residential development already underway. In addition, the local workforce demographic is set for a noteworthy increase. Pandora Media, Kaiser Permanente and Clorox are already located just steps away.

Included among the many businesses relocating to Oakland are Blue Shield, Sierra Club, and the present city-block-sized \$100 million Uber-sponsored transformation of the old vacant Sears building into the Uptown Station, just a 5 minute walk from Oakland Rec Club.

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ORC will be located in Downtown Oakland

To find a large collection of pool tables alongside food and drink, residents must travel to the surrounding cities of Emeryville, Berkeley and Hayward.

Within just a half-mile radius of the location, population growth in this area is expected to increase by approximately 25% in the next ten years. Average expenditures of approximately 115% are slightly higher than the national average.

Read Less

Leadership



Sky Wegman, Founder & Principal Owner

Sky has 19 years experience in the local bar and restaurant industry. His experience starting and managing restaurants in this space has given him insight on how to create unique, profitable, and sustainable establishments.

Since 2007 he has been a principal partner at 83 Proof, followed by The Dogpatch Saloon and Hopwater Distribution.

History

★ April 2015

Created Bat Country, LLC

★ August 2015

Signed lease at 1618 Franklin St

★ May 2016

Building permit approved by City of Oakland

★ July 2017

Expected opening of Oakland Rec Club

TEAM  [\(https://eos.nextseed.com/about/team/\)](https://eos.nextseed.com/about/team/)

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BLOG  [\(https://eos.nextseed.com/established-in-oakland/pool-league/\)](https://eos.nextseed.com/established-in-oakland/pool-league/)

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★ January 2019

Develop in-house brewing system

Develop lunch catering program for local businesses

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