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Overview

Disclosures



Comments 0

Update

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:  (https://www.facebook.com/sharer/sharer.php?u=https://www.nextseed.com/offerings/oakland-rec-club/)  (https://twitter.com/home?status=Check%20out%20Oakland%20Rec%20Club!%20New%20%23poolhall%20%23bar%20%23restaurant%20opening%20in%20downtownOakland) ?

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 (<https://www.thrillist.com/drink/san-francisco/best-bars-near-every-bart-stop-sf-oakland-bay-area>)), The Dogpatch Saloon (<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 (<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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Learn more:  (<https://www.oaklandrecclub.com/>)

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?](https://www.sec.gov/cgi-bin/browse-edgar?action=getcompany&CIK=0001695370&owner=include&count=40)

[action=getcompany&CIK=0001695370&owner=include&count=40](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.

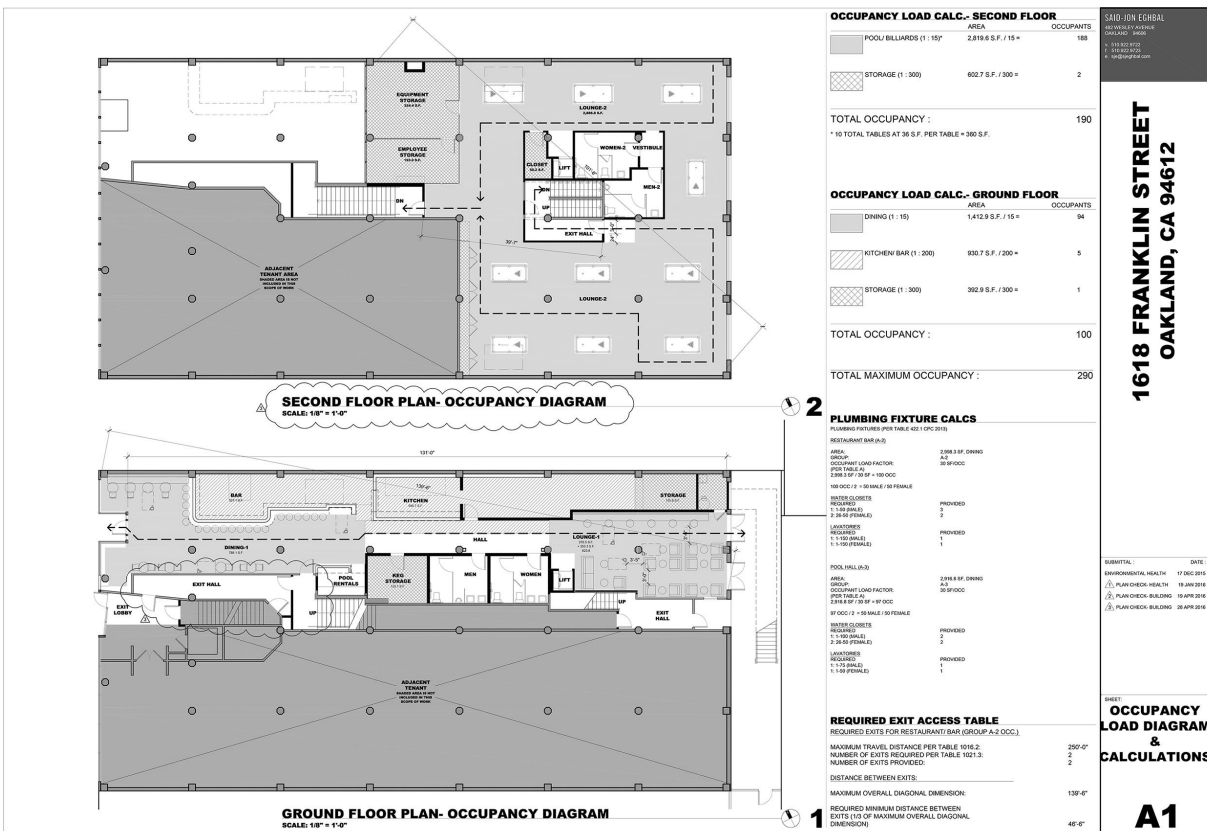
Use of Proceeds

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

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





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Second Floor

Total Payment Calculator

Principal

\$100

Investment Multiple

1.55x

Maturity*

48 months

Total Payment*

\$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.

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EXAMPLE:

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.

[Read More](#)

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, GH&D Construction	64.2-acre area between Embarcadero Road and the Oakland Estuary; infrastructure work begins on what will be 3,500 units, 200,000 s.f. commercial, 218 acres open space, two renovated marinas
2 Station House	City Ventures; LJP Construction Services	Block bounded by Wood Street, 14th Street, 16th Street and Footage Road; 171 for-sale townhomes
3 The Temescal	S&M Development; S&M Construction	4901-4939 Broadway; 150 units
4 Merrill Gardens at Rockledge	S&M Development; S&M Construction	5102, 5117, 5175 Broadway; 127 assisted living units
NP Monte Vista Villas	Discovery Builders	7100 Mountain Blvd.; 123 units
5 The Hive Broadway West Grand	Signature, Proforma Construction	2345 Broadway; 105 units (some are completed)
6 Marat at MacArthur BART Transit Village	MacArthur Transit Community Partners LLC, James E. Roberts, Obenash Corp.	Telegraph Avenue, 40th Street, MacArthur Boulevard and Highway 24; first 90 affordable units under construction by Bridge out of 624 units total, 42,000 s.f. retail
7 1110 Jackson St.	EBALDC, Brennaugh Inc.	1110 Jackson St.; 71 affordable family units
8 Avelita	Bridge Housing, J.A. Fitzmaurice Inc.	460 Grand Ave.; 68 affordable apartments
9 Phoenix Commons Coltoning	Jeff Zimmerman; JB Builders	340 29th Ave.; 41 affordable senior units
10 Kingfish	Signature, Hawk Development	5227 Claremont Ave.; 33 units
11 528 Thomas L. Berkeley Way	CRC, Proforma Construction	528 Thomas L. Berkeley Way; 25 units

APPROVED

Project name	Developer	Location and details
12 Jack London Partners (Ella Partners and Disco West)	Jack London Square Partners (Ella Partners and Disco West)	Area between Alice, 2nd, Harrison Streets and Embarcadero; 960 units
13 1050 Broadway	Blackstone CityLife	3050 Broadway; 493 units
14 325 7th St.	TBD (the site is for sale)	325 7th St.; 342 units
15 1900 Broadway	Union Council and U-M Development	1900 Broadway; 294 units, 11,000 s.f. retail
16 Franchise Village	1440 Broadway Associates	Block bounded by 20th and 27th avenues, E. 12th Street and BART tracks; 275 units
17 1440 Broadway	Wood Partners	1440 Broadway; 251 units
18 2201 Valdez	Signature, Hawk Development	2201 Valdez St.; 235 units
19 Wood Street development area 8	Holiday Investment Group	2019-2189 Wood St.; 235 units
20 15176 City Center	Grada Investment Group	1700 City St.; 200 units and either a 250-room hotel or 200,000 square-foot office building
21 The Webster	Thompson Dorfman	2300 Valdez St.; 200 units
22 Courthouse Condominiums	Curtis Development	2935 Telegraph Ave.; 162 units
23 2116 Brush St.	EBALDC	2116 Brush St.; 150 affordable units
NP Eastmont	Sunfield Development Partners LLC	3431 Fourth Blvd.; 137 units (84 assisted living units, 22 memory care units, 31 skilled nursing units)
24 Red Star	TBD	1386 5th St.; 119 units

PROPOSED/CONCEPT

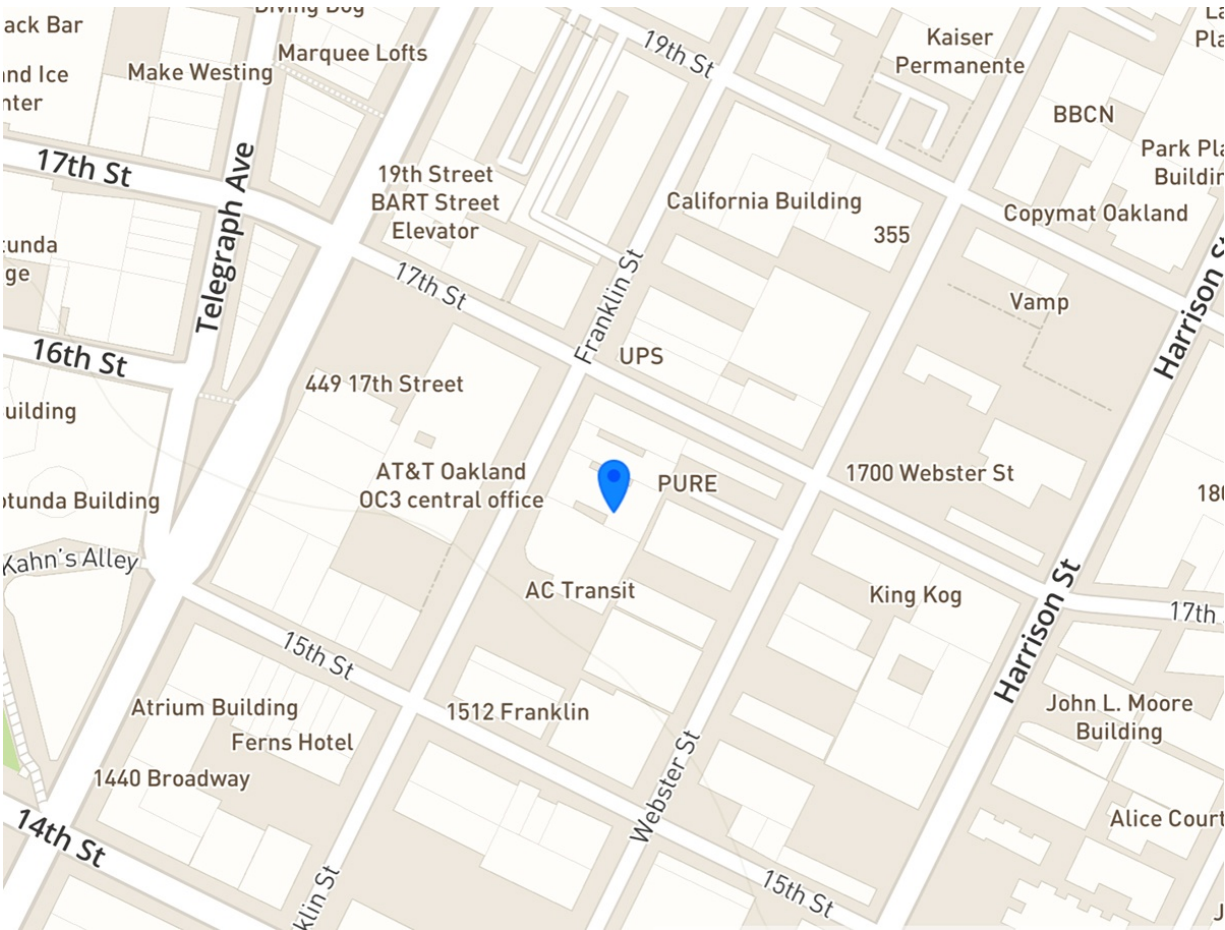
Project name	Developer	Location and details
NP Oak Knoll	SunCal Corp.	8750 Mountain Blvd.; 860 units, 82,000 s.f. retail
43 Lake Merritt	TBD	Parking lot on top of the station at 800 s. 19th
44 West Oakland BART Area	West Oakland Development Group (Jharri Herbert)	500 Kribbaum St.; 570 units, 100,000 s.f. commercial and civic space
45 Emerald Views	International & 105th Avenue	222 19th St.; 370 units
NP International & 105th Avenue	AMG	International Boulevard and 105th Avenue; 360 units
46 Coast Plus Site	Carnel Partners	180-200 Fourth St.; 300 units
47 East Lake	TBD	East 15th Street and 2nd Avenue; 300 units
48 Lake Merritt Towers	TBD	12th Street and 2nd Avenue; zoned up to 368 units
49 228 15th St.	Wood Partners	228 15th St.; 258 units
50 Broadway Valdez - 8th St.	Hanover	2600 Broadway; 256 units
51 Broadway Valdez Tower	Lakeshore Partners	2310 Broadway; 250 units
52 1800 San Pablo	Sunfield Development Partners LLC	1800 San Pablo Ave.; 250 units, 25,000 s.f. commercial
53 2270 Broadway	Lakeshore Partners	2270 Broadway; 233 units
54 1700 Webster	Garding Eden	1700 Webster St.; 200 units
55 Valley Village 1	Alliance Residential Co.	2800 Broadway; 200 units
56 Broadway Valdez - Acacia site	Holland Partner Group	24th and Waverly streets; 200 units
57 3110 Telegraph	Navillus Group	3110 Telegraph Ave.; 185 units, 30,000 s.f. commercial
58 1333 Harrison	Bulldogz	1333 Harrison St.; 169 units
59 Alice & 17th	Rosetti	Alice and 17th Streets; 150 units
60 Alice & 14th	Bay Development	250 14th St.; 126 units
61 Lathrop	City Ventures	1950 W. Grand Ave.; 126 units
62 Hollis Street	Madison Park	3250 Hollis St.; 150 units
63 4217-4217 MacArthur Blvd.	AMG & Associates	4217-4217 MacArthur Blvd.; 115 senior apartments
64 459 23rd St.	ADI-Avent	459 23rd St.; 114 units
65 Uptown Housing	Lane Partners	2019-2016 Telegraph Ave.; 100 units
66 Lucary Lofts	Riaz Inc.	2144 E 11th St.; 100 units
67 Church Rehab	Riaz Inc.	1638 47th St.; 40 units
68 Dettly & Ford	Madison Park	2985 Ford St.; 83 units

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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/>)

info@nextseed.com (MAILTO:info@nextseed.com)

★ **October 2017**
Established Oakland pool league

800-705-4220 (tel:8007054220)

FAQ (<https://eos.nextseed.com/about/faq/>)

TERMS OF USE

★ **October 2018**
Develop in-house brewing system

(<https://eos.nextseed.com/agreements/terms-of-use/>)

BROWSE (<https://eos.nextseed.com/offerings/>)

PRIVACY POLICY

- ★ **January 2019**

(<https://eos.nextseed.com/agreements/privacy-policy/>)

Develop lunch catering program for local businesses

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