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Venue X

Music Venue, Bowling Alley, Restaurant & Bar

Boulder, CO

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Early Investor Bonus: The investment multiple is increased to 2x for the next \$100,000 invested.

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THE PITCH

Venue X is seeking investment to purchase equipment, conduct renovations, and open its location.

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OUR MISSION

Venue X is a state-of-the-art music venue, bowling alley, and private event center joined with a restaurant and b

the city of Longmont, CO boasts a growing population (~100k currently) and is centrally located in an area with demographics.

The proposed facility will provide both an appropriate stage for up-and-coming artists as well as national tourin dependent on marquee value of talent, with an eye toward keeping prices equitable for our concert guests.

Venue X will provide a focused food menu based on local market tastes coupled with local and regional beer pa selection, and hard alcohol.

Venue X will evoke a new feeling that has never been felt in Boulder yet. Venue X is the unofficial social club for a live show, bowl a few strikes, enjoy with the family, do business and embrace the spirit of the Venue X experience. This is a preview. It will become public when you start accepting investment.

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COMPETITIVE ADVANTAGE

Venue X has a number of competitive advantages that are the foundation for a successful event center, including:

LOCATION: Boulder, Colorado's unique culture, location and demographics, coupled with the fact that now the vision of combining a best-in-class bowling center, state-of-the-art music venue, restaurant and bar under one local and national touring live acts within a 1500 capacity.

ENHANCED BOWLING: The current bowling center model does not allow for the ability to reserve a bowling lane. Those who wish to bowl need to travel to a bowling center, enter their name on a list and wait for a lane to open. Our bowling lanes that our Guests can reserve. Upsells and premiums will be the focus of our revenue generation.

MEMBERSHIP FEE MODEL: Our "Premium Annual Membership Fee" model allows select Guests to access our experience as well as guaranteed access to all live music events.

SERVICE: Our "Exceptional Quality of Service" model exists nowhere. This unique model will assure success in growth of our business, and repeat Guests.

UNCONTESTED MARKET SPACE: We will identify a broader cultural tension and problem to solve. We will challenge and address and solve the issues in the category, which in our case, is: Entertainment + Leisure Sports + Food/Beverage. We will be disruptive. We will get noticed locally, regionally and nationally. We will serve the community.

RFID TECHNOLOGY: We will embrace RFID technology to benefit our on-site operations. These include: Allow Guests to check in quickly. Improve our events with real-time insights. Eliminate fraud. Provide an opportunity for a cashless environment with sponsors. Upgrade Guest engagement onsite. Expand the VIP experience. Simplify the box office and check-in process. Allow our Guests to utilize their wristbands to post updates and/or photos on their social media channels. Undoubtedly a new level.

OPERATIONAL OVERHEAD: Venue X is blessed with an inexpensive facility to produce artists. Ample square footage and undeveloped Outdoor Beer Garden.

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LOCATION

Venue X will be located at 2251 Ken Pratt Boulevard – Longmont, Colorado 80501, with total indoor space of ~ 27,811 SF.

This ideal location has excellent visibility from Highway 119 (a main traffic artery) and has 5 large hotels, multiple retail chains and a variety of retail stores within walking distance.

BUILDING METRICS Rentable SF – 27,811 Lease Rate - \$8.00 - \$15.00 sf CAM – \$5.00 - \$6.50 sf

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THE TEAM

collaborative outlook to every venture he is involved in.

Jon Snow

Jon Snow is a successful commercial real estate investor and entrepreneur. Jon has a track record of real estate syndication, and acquisitions. Jon currently owns and operates 3SC Capital Partners, a real estate investment fund that provides 10% digit returns to its investors. He also owns and operates Crescent Canyon Management which manages a diverse portfolio of multifamily units and over 100,000 square feet of commercial real estate. In his career, Snow has managed over 20 projects including California, Oklahoma, Texas and New Mexico. As the Director of Acquisition for several privately owned multifamily investment firms, including MJW Investments, Calera Investment Group and Interstate Equities Co, Snow has led the acquisition and successful repositioning of \$350MM of multifamily apartments, totaling 1,974 units. Snow utilizes data-driven business management and strategy which infuses data-based metrics into operational approaches, consistently

Brad Ziff

Brad has spent almost 15 years working in the marketing and advertising world. His focus is in communications and brand buying for blue chips to start-ups. Prior to his consulting career, his notable roles were at renowned full-service agencies Bell & Partners, Heat-Deloitte in San Francisco and TDA Boulder.

Dan Millen

Dan currently serves as General Equity Partner and Director of the Concert Entertainment Team at Six String Group in Foxborough, Massachusetts, Entertainment Director at Off the Rails Restaurant & Music Hall in Worcester, Massachusetts in Boston and Atlanta. After serving in the US Army during Operations Desert Shield and Desert Storm, Millen graduated from Berklee College of Music. From there he went on to book and program Aerosmith's legendary nightclub Mama's in Boston, which became the beginning of an ongoing, marquee twenty-five-year career that would see him play an instrumental role in the branding and programming such notable Boston institutions as Thunder Road Live Music Club, The Hard Rock Live Music Hall, Bill's Bar, Middle East Restaurant & Nightclub, and many more. Dan brings entertainment management, operations and project he's involved in.

Kristian Deyesso

Boston-Native Kristian Deyesso has always had a passion for music that led him to Los Angeles where he worked on the first Vans Warped Tour. When returning to Boston, he still pursued his love of music but discovered his love for restaurant/bar/club packed crowds drew a parallel to music venue crowds. After managing server restaurants and the Back Bay institution Sonsie, he teamed up with Chris Tocchio to open their first venture, Church Restaurant in Boston Magazine awards for being one of the best establishments in Fenway-Kenmore. He found operating a restaurant on the premises was fun but also challenging. He and Chris then opened the Regal Beagle in Brookline that went on to receive critical acclaim as chefs appear on "Chopped" and "Top Chef." Deyesso brings aspects of "boots on the ground" hospitality to both

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Investor Agreement

Venue X Business Proposal.pdf

Investment Round Status

Target Raise \$250,000

Maximum Raise \$1,000,000

Amount Invested \$0

Investors 0

Investment Round Ends July 1st, 2022

Summary of Terms

Legal Business Name Venue X LLC

Investment Structure Revenue Sharing Note

Early Investor Bonus

Investment multiple for the first \$100,000 invested

2x

Investment Multiple 1.8x

Business's Revenue Share 1.2%-4.8%

Minimum Investment Amount \$100

Repayment Schedule Quarterly

Securitization None

Maturity Date January 1st, 2032

Financial Condition

No operating history

Venue X was established in September, 2019, but has not commenced operations due to delays resulting from limited financial statements and information for investors to review. When evaluating this investment opportunity outlined in the risk section as well.

Risk Factors

You Might Lose Your Money

When you buy a certificate of deposit from a bank, the Federal government (through the FDIC) guarantees your Note is not like that at all. The ability of Venue X to make the payments you expect, and ultimately to give you a number of factors, including many beyond our control.

Limited Services

Venue X operates with a very limited scope, offering only particular services to potential clients, making them very preferences.

Lack of Accounting Controls

Larger companies typically have in place strict accounting controls. Smaller companies typically lack these controls.

assurance that the actual operating results will correspond to the forecasts provided herein. Additionally, Venue X therefore has no operating history from which forecasts could be projected with.

Inability to Sell Your Investment

The law prohibits you from selling your securities (except in certain very limited circumstances) for 12 months after the one-year period, a host of Federal and State securities laws may limit or restrict your ability to sell your securities. You will likely have difficulty finding a buyer because there will be no established market. Given these factors, you should not expect to sell your investment for its full term.

The Company Might Need More Capital

Venue X might need to raise more capital in the future to fund/expand operations, buy property and equipment, pay for services, pay overhead and general administrative expenses, or a variety of other reasons. There is no assurance that additional funding when needed, or that it will be available on terms that are not adverse to your interests as an investor. If Venue X requires additional funding when needed, it could be forced to delay its business plan or even cease operations altogether.

Changes in Economic Conditions Could Hurt Venue X

Factors like global or national economic recessions, changes in interest rates, changes in credit markets, changes in employment, changes in real estate values, changes in tax policy, changes in political conditions, and other factors are unpredictable and could negatively affect Venue X's financial performance or ability to continue to operate. Due to the foregoing factors, we can not guarantee that it will be able to resume operations or generate a profit.

No Registration Under Securities Laws

The Notes will not be registered with the SEC or the securities regulator of any State. Hence, neither Venue X nor the Notes will be subject to the same degree of regulation and scrutiny as if they were registered.

Incomplete Offering Information

Title III does not require us to provide you with all the information that would be required in some other kinds of offerings of shares (for example, publicly-traded firms must generally provide investors with quarterly and annual financial statements audited by an independent accounting firm). Although Title III does require extensive information, it is possible that you may have made a better decision if you had more information.

Lack of Ongoing Information

Venue X will be required to provide some information to investors for at least 12 months following the offering. This information will be limited than the information that would be required of a publicly-reporting company; and Venue X is allowed to suspend this information in certain circumstances.

If Venue X needs more capital in the future and takes on additional debt or other sources of financing, the new debt may be senior to yours. For example, they might have the right to be paid before you are, to receive larger distributions, to have the right to appoint additional directors, or to otherwise dilute your ownership.

The Company is Not Subject to the Corporate Governance Requirements of the National Securities Exchanges

Any company whose securities are listed on a national stock exchange (for example, the New York Stock Exchange) is subject to a set of rules about corporate governance that are intended to protect investors. For example, the major U.S. stock exchange requires a company to have an audit committee made up entirely of independent members of the board of directors (i.e., directors with no material relationship to the company or management), which is responsible for monitoring the company's compliance with the law. Venue X will not be subject to these and other investor protections.

You Have a Limited Upside

Notes include a maximum amount you can receive. You cannot receive more than that even if Venue X is significantly more successful than initial expectations.

You Do Have a Downside

Conversely, if Venue X fails to generate enough revenue, you could lose some or all of your money.

Payments and Return Are Unpredictable

Because your payments are based on the revenue of Venue X, and the revenue of Venue X can go up or down (and change) unpredictably, it is impossible to predict how much you will receive and when. And because the payments are based on revenue, your return is also unpredictable.

The Notes Are Unsecured and Uninsured

The Notes are not secured by any collateral, nor are they guaranteed or insured by the FDIC or any other entity.

Subordination

The Notes shall be subordinated to all indebtedness of Venue X to banks, commercial finance lenders, leasing companies, and/or other institutions regularly engaged in the business of lending money.

Lack of Guaranty

The Notes are not personally guaranteed by any of the founders or any other person.

Limitation of Individual Rights in Event of Default

In the event of a default under the Notes, you will not be able to enforce your rights individually (for example, to

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