

One of the world's first golf cafe franchises


linksgolffcafe.com

Oro Valley AZ



LEAD INVESTOR

Torrel A MILLER Dr. Torrel A. Miller, Ph.D.

I invested with Golf Links Cafe, LLC because I believe in the Founders, Thomas Matzen and Simon Hedley, as well as their concept. They both are creative problem solvers in their own specific ways which allows the two of them to cover a lot of territory in the entrepreneurial domain. Those are where they don't excel, they bring in advisors with talent and skills to cover and expand on their strategies. I am looking forward to observing the progress of development and growth of the Golf Links Cafe, LLC.

Invested \$25,000 this round

Highlights

- 1 Founders have built 187 coffee bars, averaging 52% cash on cash returns per year. (Slide 5 & 23)
- 2 Combines two industries that thrive in a recession: coffee and the sport of golf. (Slides 4-7)
- 3 Five Recurring Revenue streams. (Slide 18)
- 4 Profit from the massive growth in "non traditional golf". (Slide 14-19)
- 5 In revenue already, have a detailed plan for growth, leveraging franchising. (Slide 20, 21 & 26)
- 6 World class advisory board in place to help us scale. (Slide 24)

Our Team

**Thomas Matzen** Founder

Tom has built 187 coffee bars for himself and his clients. Started 91 businesses of his own, eight to 7 figures and beyond. More importantly, his personal coaching clients have generated more than one hundred million in sales in dozens of industries.

Having built some 187 coffee bars, we wanted to combine the high margins of coffee, with the passion for golf, inside shopping centers. This will allow our Franchise Owners to have more profits and more life.

**Simon Hedley** Founder

Qualified as a Chartered Accountant in the UK and spent over ten years working in financial services, from PricewaterhouseCoopers, through to Investment Banking encompassing Product Development, Structuring and Investment Management at Morgan Stanley

**Clinton Wasylishen** Advisor to the Board, Links Golf Cafe

Clinton is the recipient of Franchisee Of The Year awards in multiple franchise systems, and has built multiple seven figure businesses within franchises, including owning a master franchise that grew to represent over 80% of national system sales.

**Jeff Giagnocavo** Advisor to the Board, Links Golf Cafe

Jeff does business in your bedroom w Gardner's Mattress & More, the premier better sleep store. He is fanatical about the 5-star experience & has gathered 1,000's of 5-star reviews. Jeff's passion is to unlock the potential of every business owner.

**Michael Griffiths** Advisor to the Board, Links Golf Cafe

Michael is the #1 authority helping service professionals to fast track their business growth by transforming their referral systems, client retention strategies & skyrocketing their client loyalty. He has created 7 businesses, selling 6 of them.

**Ted Prodomou** Advisor to the Board, Links Golf Cafe

Ted is America's Leading LinkedIn Coach, Featured on CNBC, Entrepreneur.com, New York Times & Forbes. His team creates advanced LinkedIn lead-generation strategies for businesses with over \$100 million in revenue generated for his clients.

**Vance Morris** Advisor to the Board, Links Golf Cafe

Vance is a Walt Disney World Resort Management Alumni, having spent 10 years as an leader in the Resorts. He runs the only Disney Service & Direct Response Marketing business on the planet. He coaches companies to monetize their wow experiences.

Our Links Golf Cafe Investor Deck

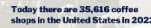


University of Pennsylvania
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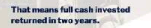
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Corporate Presentation
 85,000 sq. ft. Call Center & C.O.
 Call Center Insurance: Major &
 Ex. Mort. Coverd.

0% of 33



 University of North Carolina
Office of the Vice President for Research



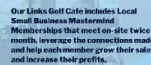
Investment Professionals
2014's Best Cash Flow LLC



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Franchising: Self-Funded Quantum Growth




Franchising is exponential growth, rather than linear growth.

Franchisees fund our global growth, rather than additional investors (less dilution for early stage investors).

Franchise Companies are valued and sell for very large EBITDA multiples. (ask for details)

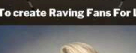
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


© Linkin Park Cat Co. LLC

OUR MISSION

To create Raving Fans For Life.





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10

A franchise designed to maximize Franchisee profitability from the beginning.

From a strong design to a proven site location or "Key Spot," we have the tools you need to set up a successful, turnkey operation. We have the experience, knowledge, and resources to help you maximize the potential of your investment. We have the tools you need to set up a successful, turnkey operation. We have the experience, knowledge, and resources to help you maximize the potential of your investment.

A franchise designed to help the Franchisee save time, effort, and money.

This is a proven, repeatable, and profitable business model. The Franchisee can operate the business with a minimum investment of time and money. The Franchisee can operate the business with a minimum investment of time and money. The Franchisee can operate the business with a minimum investment of time and money.

A concept designed to profit from recession and industry declines, and to thrive.

Historically, coffee has proven to be a recession-resistant business. The Franchisee can operate the business with a minimum investment of time and money. The Franchisee can operate the business with a minimum investment of time and money. The Franchisee can operate the business with a minimum investment of time and money.

The Franchise Solution

Little's Coffee Cakes is the world's first coffee Franchise that literally guarantees results.

We believe in the power of the Franchisee to do what no one else can. We believe in the power of the Franchisee to do what no one else can. We believe in the power of the Franchisee to do what no one else can.

Little's Coffee Cakes

© Little's Coffee Cakes LLC



Problem #1: Five hours for a round of golf

The biggest reason that the average club is getting away from its traditional roots is a result of golfers being in a hurry. They want to get out there, play a round, and get back to work. They want to get out there, play a round, and get back to work. They want to get out there, play a round, and get back to work.



Problem #2: Being out to play golf

Many of our members are not out to play golf. They are not out to play golf. They are not out to play golf. They are not out to play golf. They are not out to play golf.



Problem #3: Complexity to make the sport, and the rules of play

Many of our members are not out to play golf. They are not out to play golf. They are not out to play golf. They are not out to play golf. They are not out to play golf.

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The Golfer Problem

1682 Could be some new technology started giving us the ability to play the game and some new way of playing the game.

This high level of focus on the "what" is truly the core of the problem. The core of the problem is the core of the problem.





























© National Golf Club, LLC



You comply by the rules, save your round for later, with as little as 20 minutes of time at a time. Our biggest reason for playing in a world of sports and recreation is that it's a great way to stay fit, stay healthy, and stay in the game. And it's a great way to stay in the game. And it's a great way to stay in the game.

A Lululemon Golf Club is the world's best golf club and golf club technology ever made. The Lululemon Golf Club is the world's best golf club and golf club technology ever made. The Lululemon Golf Club is the world's best golf club and golf club technology ever made.

It's the only club in the world that's made for the way you play. The Lululemon Golf Club is the world's best golf club and golf club technology ever made. The Lululemon Golf Club is the world's best golf club and golf club technology ever made.

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The Golfer Solution

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Problem #1: Amazon and Covid 19

According to reports, we now know how much that they want to have 40% of the grocery share – Amazon will be looking to be the next Walmart – it is desired to not only get the grocery but they also want to be the next Amazon. The introduction of Covid 19 has made this more difficult.



Problem #2: Direct to Consumer sales

Things that you sell, the more you can sell directly to the consumer. This is a huge opportunity for the Amazon.com and right there is the key to the success of the company. It is a huge opportunity for the company to be able to sell directly to the consumer.



Problem #3: Use the thirty percent vacancy

It is a huge opportunity for the company to be able to use the thirty percent vacancy. This is a huge opportunity for the company to be able to use the thirty percent vacancy. This is a huge opportunity for the company to be able to use the thirty percent vacancy.



The Landlord Problem

There are going to be some landlords that are not going to be able to handle the situation. Some landlords are not going to be able to handle the situation. Some landlords are not going to be able to handle the situation.



Problem #4: The thirty percent vacancy

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Problem #5: The thirty percent vacancy

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Create memorable moments.
Food brings us together. It is an important point of engagement, offers memorable moments and can be the essential piece of a community. Food trucks or pop-up trucks and extends mall's foot traffic beyond three-dimensional store hours. Over 60 percent of those dining will be outside on the laneway.

Offer health & wellness experiences

The Landlord




5 Revenue Streams

Memberships

They are composed of Memberships we include Limited Play, Full Play and Century Memberships. All golfers are asked from new to existing how we will serve them.

Drop-In Golf

Afternoon casual round golf, this is our most flexible of options. This is an excellent way for guests to enjoy golf before or after a more casual social event. This is the Friday Through the Night, Friday Through the Night, and Saturday Through the Night.

Food & Beverages

Our restaurant, lounge, high-top and bar are available to "open" to all members and guests. This is a great opportunity to connect with the customer and drive other offerings to them. So, we have a bar, lounge, and restaurant.

Retail Merchandise

We will have the ability to offer gift sets and other merchandise to our members and guests. We will also have a retail store for our merchandise.

Local Business Partnerships

The Local Golf Course is a great way to build relationships with the community and drive other offerings to them. We will also have a retail store for our merchandise.

© Links Golf Club LLC

Our Business Model

Qualified franchisees for a Links Golf Club franchise will possess a strong business acumen and a solid financial record.

The total franchise investment, including the \$45,000 Franchise Fee, and 7% System Royalty fee (see below some club royalties).

Franchise Investment Options:

Single Links Golf Club

Investment of approximately \$1.5 million to \$2 million, including a new or existing 18-hole golf course and clubhouse building to accommodate guest and member amenities.

Area Development Agreement

Investment of approximately \$1.5 million to \$2 million, plus an additional \$100,000 to \$200,000 for the cost of clubhouse building.

Master Franchises

A Master Franchise is the exclusive right to offer the franchise in a particular territory. It is a strategic development role. Master Franchisees have the responsibility to recruit, train, and support the franchisees in their territory. Master Franchisees are also responsible for the operation, and are not required to operate any clubs, but are a vital link in the ability to get the franchisee up and running.



© Links Golf Clubs LLC

Meet Our Founders

Tom Matten – Tom is a serial entrepreneur that has led 187 coffee bars and started 92 businesses. He also wrote the 11 best selling book on the subject of Low Cost Franchising. He has won more than 172,000 accolades and 25 Best Franchise awards. He is a serial entrepreneur who has Tom to build seven and eight figure enterprises by helping others package their solution and knowledge and build a global movement in the process.

Simon Hedley – Simon qualified as a Chartered Accountant in the UK and spent over ten years working in financial services. From audit and insurance consultancy at PricewaterhouseCoopers, through to Investment Banking covering European Product Development, Infrastructure and Investment Management, he has worked for HSBC, Royal Bank of Scotland and A&N Asia. Today, as a Strategic Advisor, he identifies, invents and implements new corporate business models and optimizes systems that provide increased sales and profit growth through new implementation models.

Tom Matten & Simon Hedley

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Competitive Landscape

With some 7,200 franchises there are hundreds of direct and indirect competitors. Here we'll focus on the three covered at length below compared to each other.

Feature	Litko Golf Cafe	X-Golf	Top Golf	Startups
Costing of 6 months	✓	✓	✓	✗
Ability to purchase a franchise	✓	✓	✗	✗

Downloads

[3d floor plan v1.png](#)

[3d floor plan v2.png](#)

[Links-Golf-Cafe-main-entrance.png](#)

[Links-Golf-Cafe-simulator-view.png](#)