

VENU FIRESUITES

PREMIUM CONDO-STYLE ENTERTAINMENT



SANDS INVESTMENT GROUP

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TABLE OF CONTENTS

03

EXECUTIVE SUMMARY

- The Offering
- Investment Summary
- Investment Highlights

05

FINANCIAL OVERVIEW

- Cash Flow
- VENU Management

11

VENU LOCATIONS

- Sunset at Broken Arrow Amphitheater
- Sunset at El Paso Amphitheatre
- Sunset at McKinney Amphitheatre
- Sunset at Houston Amphitheatre

16

GUARANTOR OVERVIEW

- VENU Holding Corporation Bio

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EXECUTIVE SUMMARY

THE OFFERING

Sands Investment Group is pleased to exclusively present a high-yield, net lease investment opportunity in VENU FireSuites—fully managed, premium condo-style entertainment suites located within four world-class VENU venues across Broken Arrow (Tulsa-area), Oklahoma; El Paso, Texas; McKinney (Dallas-Fort Worth), Texas; and Houston (Webster), Texas. These flagship experiential destinations feature hundreds of FireSuites designed to generate consistent cash flow through a modern, hospitality-driven live entertainment environment, offering investors a truly turnkey path to passive income.

This offering allows investors to acquire a 2-, 4-, 6-, 8-, or 10-seat FireSuite through a sale-leaseback structure backed by a corporate guaranty from VENU Holding Corporation. Each suite is leased on an Absolute Triple Net (NNN) basis, providing passive income, zero landlord responsibilities, and compelling returns. With strong brand support, professional on-site management, and long-term lease stability across multiple high-profile markets, VENU FireSuites represent an exceptional opportunity for investors seeking hands-off, high-yield entertainment assets.



**Watch OneRepublic
Perform in a VENU
Amphitheater**

Investment Summary

Price Range	\$240,000 - \$1,200,000
NOI Range	\$26,400 - \$132,000
CAP	11.00%

Lease Summary

Guarantor	VENU Holding Corporation
Lease Type	Absolute Triple Net (NNN)
Lease Term	15 Years
Options	None
Increases	2% Annually





Investment Highlights

- ✔ **Hands-Free Ownership:** Absolute NNN lease requires zero landlord responsibilities.
- ✔ **Long-Term Stability:** 15 year primary term.
- ✔ **Guaranteed Buyout Option Available At Years 5, 10, and 15:** For details on the structure in the event the landlord declines the buyout, please refer to pages 5-9.
- ✔ **Continued High Yield Annual NOI Available:** If the landlord chooses to decline the guaranteed buyout after year 15, the landlord can continue to generate high annual NOI via VENU's Ticket Consignment Program, please refer to page 10.

CORPORATE-BACKED CONDO STYLE CASH-FLOWING

- ✔ **High Cash Flow:** 11.00% cap rate with annual rent escalations for built-in growth.
- ✔ **Built-In Depreciation Benefits:** Potential to capture up to 50% depreciation in year one, with the remaining basis depreciated over time. Consult your CPA.
- ✔ **Corporate Credit:** Backed by VENU Holding Corporation. VENU is a publicly traded company (NYSEAmerican:VENU).
- ✔ **Limited Inventory:** Early investors can secure preferred locations. Contact broker for current availability and site options.

FINANCIAL OVERVIEW: 2-SEAT FIRE SUITE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cap Rate/Cash on Cash Return	11.00%	11.22%	11.44%	11.67%	11.91%	12.14%	12.39%	12.64%	12.89%	13.15%	13.41%	13.68%	13.95%	14.23%	14.51%
Cap Rate/Cash on Cash Return Including Buyout	14.33%	14.55%	14.78%	15.01%	15.24%	15.48%	15.72%	15.97%	16.22%	16.48%	16.74%	17.01%	17.28%	17.56%	17.85%
Purchase Price	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
NOI	\$26,400.00	\$26,928.00	\$27,466.56	\$28,015.89	\$28,576.21	\$29,147.73	\$29,730.69	\$30,325.30	\$30,931.81	\$31,550.44	\$32,181.45	\$32,825.08	\$33,481.58	\$34,151.22	\$34,834.24
Annual Increase	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

BUYOUT
1.15x BASIS
\$276,000

BUYOUT
1.25x BASIS
\$300,000

BUYOUT
1.5x BASIS
\$360,000

Guaranteed Buyout Option

During the 15-year lease term, the tenant provides the landlord with guaranteed buyout options in years 5, 10, and 15 at 1.15x, 1.25x, and 1.50x of the landlord's basis, respectively. While the landlord has the option to exercise the buyout, the tenant's obligation to purchase is guaranteed.

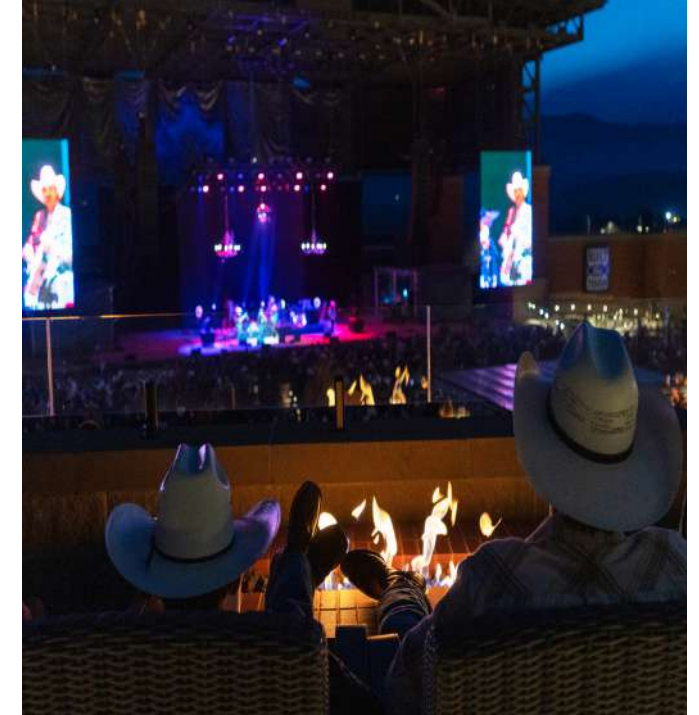
FireSuite Ownership After Year 15

After the initial 15-Year term, should you choose to not exercise the guaranteed buyout, the ownership structure will convert to consignment ownership where VENU will operate the FireSuite on your behalf at a 30% consign fee. You will retain ownership of the FireSuite with the right to sell it back to VENU or another investor at anytime. Please see the tables below for more information:

Core Model Assumptions

Annual Events	70
Ticket Price	\$250

Ticket Increase / Yr	4%
VENU Consign Fee	30%



FINANCIAL OVERVIEW: 4-SEAT FIRE SUITE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cap Rate/Cash on Cash Return	11.00%	11.22%	11.44%	11.67%	11.91%	12.14%	12.39%	12.64%	12.89%	13.15%	13.41%	13.68%	13.95%	14.23%	14.51%
Cap Rate/Cash on Cash Return Including Buyout	14.33%	14.55%	14.78%	15.01%	15.24%	15.48%	15.72%	15.97%	16.22%	16.48%	16.74%	17.01%	17.28%	17.56%	17.85%
Purchase Price	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000	\$480,000
NOI	\$52,800.00	\$53,856.00	\$54,933.12	\$56,031.78	\$57,152.42	\$58,295.47	\$59,461.38	\$60,650.60	\$61,863.62	\$63,100.89	\$64,362.91	\$65,650.16	\$66,963.17	\$68,302.43	\$69,668.48
Annual Increase	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

BUYOUT
1.15x BASIS
\$552,000

BUYOUT
1.25x BASIS
\$600,000

BUYOUT
1.5x BASIS
\$720,000

Guaranteed Buyout Option

During the 15-year lease term, the tenant provides the landlord with guaranteed buyout options in years 5, 10, and 15 at 1.15x, 1.25x, and 1.50x of the landlord's basis, respectively. While the landlord has the option to exercise the buyout, the tenant's obligation to purchase is guaranteed.

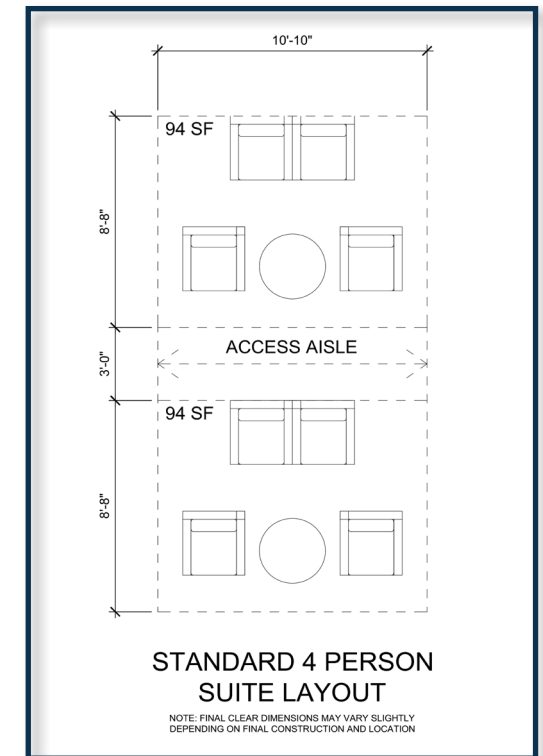
FireSuite Ownership After Year 15

After the initial 15-Year term, should you choose to not exercise the guaranteed buyout, the ownership structure will convert to consignment ownership where VENU will operate the FireSuite on your behalf at a 30% consign fee. You will retain ownership of the FireSuite with the right to sell it back to VENU or another investor at anytime. Please see the tables below for more information:

Core Model Assumptions

Annual Events	70
Ticket Price	\$250

Ticket Increase / Yr	4%
VENU Consign Fee	30%



FINANCIAL OVERVIEW: 6-SEAT FIRE SUITE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cap Rate/Cash on Cash Return	11.00%	11.22%	11.44%	11.67%	11.91%	12.14%	12.39%	12.64%	12.89%	13.15%	13.41%	13.68%	13.95%	14.23%	14.51%
Cap Rate/Cash on Cash Return Including Buyout	14.33%	14.55%	14.78%	15.01%	15.24%	15.48%	15.72%	15.97%	16.22%	16.48%	16.74%	17.01%	17.28%	17.56%	17.85%
Purchase Price	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
NOI	\$79,200.00	\$80,784.00	\$82,399.68	\$84,047.67	\$85,728.63	\$87,443.20	\$89,192.06	\$90,975.90	\$92,795.42	\$94,651.33	\$96,544.36	\$98,475.25	\$100,444.75	\$102,453.65	\$104,502.72
Annual Increase	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

BUYOUT
1.15x BASIS
\$828,000

BUYOUT
1.25x BASIS
\$900,000

BUYOUT
1.5x BASIS
\$1,080,000

Guaranteed Buyout Option

During the 15-year lease term, the tenant provides the landlord with guaranteed buyout options in years 5, 10, and 15 at 1.15x, 1.25x, and 1.50x of the landlord's basis, respectively. While the landlord has the option to exercise the buyout, the tenant's obligation to purchase is guaranteed.

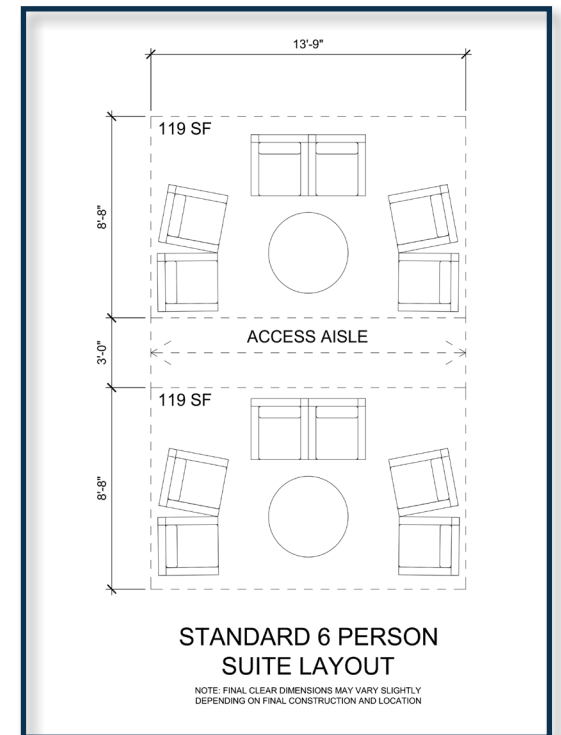
FireSuite Ownership After Year 15

After the initial 15-Year term, should you choose to not exercise the guaranteed buyout, the ownership structure will convert to consignment ownership where VENU will operate the FireSuite on your behalf at a 30% consign fee. You will retain ownership of the FireSuite with the right to sell it back to VENU or another investor at anytime. Please see the tables below for more information:

Core Model Assumptions

Annual Events	70
Ticket Price	\$250

Ticket Increase / Yr	4%
VENU Consign Fee	30%



FINANCIAL OVERVIEW: 8-SEAT FIRE SUITE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cap Rate/Cash on Cash Return	11.00%	11.22%	11.44%	11.67%	11.91%	12.14%	12.39%	12.64%	12.89%	13.15%	13.41%	13.68%	13.95%	14.23%	14.51%
Cap Rate/Cash on Cash Return Including Buyout	14.33%	14.55%	14.78%	15.01%	15.24%	15.48%	15.72%	15.97%	16.22%	16.48%	16.74%	17.01%	17.28%	17.56%	17.85%
Purchase Price	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000
NOI	\$105,600.00	\$107,712.00	\$109,866.24	\$112,063.56	\$114,304.84	\$116,590.93	\$118,922.75	\$121,301.21	\$123,727.23	\$126,201.78	\$128,725.81	\$131,300.33	\$133,926.33	\$136,604.86	\$139,336.96
Annual Increase	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

BUYOUT
1.15x BASIS
\$1,104,000

BUYOUT
1.25x BASIS
\$1,200,000

BUYOUT
1.5x BASIS
\$1,440,000

Guaranteed Buyout Option

During the 15-year lease term, the tenant provides the landlord with guaranteed buyout options in years 5, 10, and 15 at 1.15x, 1.25x, and 1.50x of the landlord's basis, respectively. While the landlord has the option to exercise the buyout, the tenant's obligation to purchase is guaranteed.

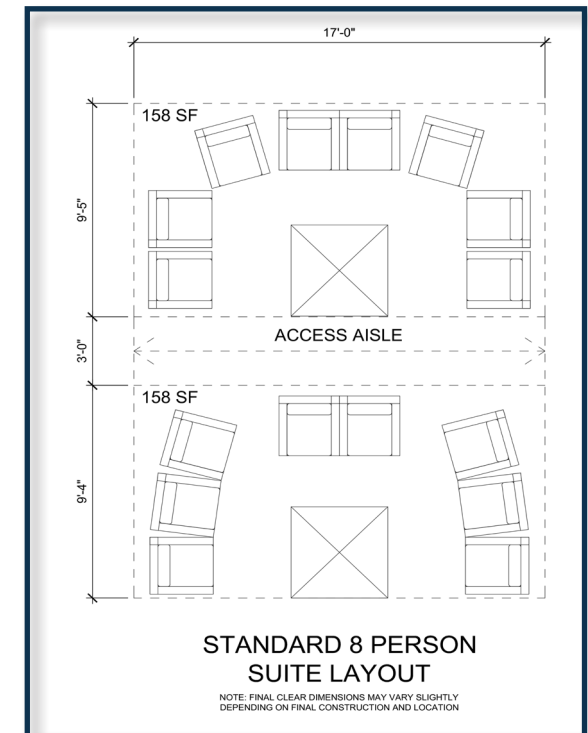
FireSuite Ownership After Year 15

After the initial 15-Year term, should you choose to not exercise the guaranteed buyout, the ownership structure will convert to consignment ownership where VENU will operate the FireSuite on your behalf at a 30% consign fee. You will retain ownership of the FireSuite with the right to sell it back to VENU or another investor at anytime. Please see the tables below for more information:

Core Model Assumptions

Annual Events	70
Ticket Price	\$250

Ticket Increase / Yr	4%
VENU Consign Fee	30%



FINANCIAL OVERVIEW: 10-SEAT FIRE SUITE

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Cap Rate/Cash on Cash Return	11.00%	11.22%	11.44%	11.67%	11.91%	12.14%	12.39%	12.64%	12.89%	13.15%	13.41%	13.68%	13.95%	14.23%	14.51%
Cap Rate/Cash on Cash Return Including Buyout	14.33%	14.55%	14.78%	15.01%	15.24%	15.48%	15.72%	15.97%	16.22%	16.48%	16.74%	17.01%	17.28%	17.56%	17.85%
Purchase Price	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
NOI	\$132,000.00	\$134,640.00	\$137,332.80	\$140,079.46	\$142,881.05	\$145,738.67	\$148,653.44	\$151,626.51	\$154,659.04	\$157,752.22	\$160,907.26	\$164,125.41	\$167,407.92	\$170,756.08	\$174,171.20
Annual Increase	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%

BUYOUT
1.15x BASIS
\$1,380,000

BUYOUT
1.25x BASIS
\$1,500,000

BUYOUT
1.5x BASIS
\$1,800,000

Guaranteed Buyout Option

During the 15-year lease term, the tenant provides the landlord with guaranteed buyout options in years 5, 10, and 15 at 1.15x, 1.25x, and 1.50x of the landlord's basis, respectively. While the landlord has the option to exercise the buyout, the tenant's obligation to purchase is guaranteed.

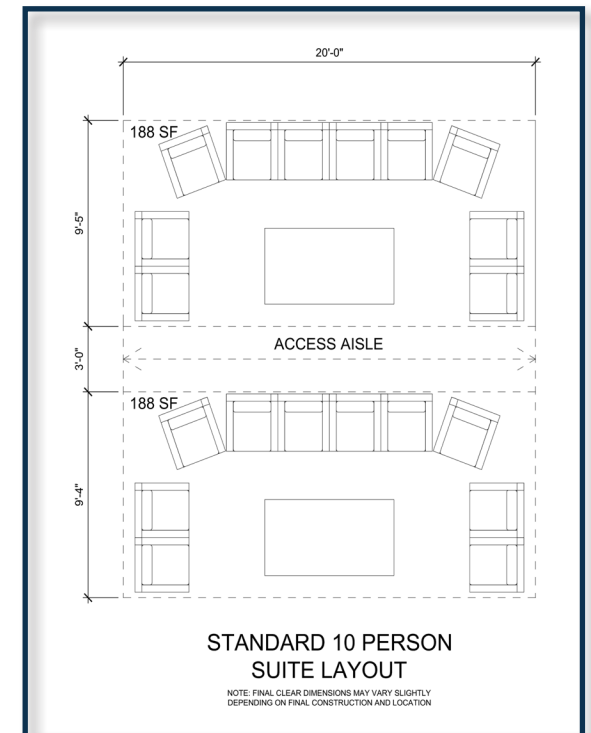
FireSuite Ownership After Year 15

After the initial 15-Year term, should you choose to not exercise the guaranteed buyout, the ownership structure will convert to consignment ownership where VENU will operate the FireSuite on your behalf at a 30% consign fee. You will retain ownership of the FireSuite with the right to sell it back to VENU or another investor at anytime. Please see the tables below for more information:

Core Model Assumptions

Annual Events	70
Ticket Price	\$250

Ticket Increase / Yr	4%
VENU Consign Fee	30%



VENU MANAGEMENT

Let Us Manage Your Luxe FireSuite

VENU has developed a powerful platform featuring a custom-built suite resale system and a Concierge Ticketing Service. If you choose to have VENU manage your FireSuite, a dedicated team will assist you in managing, troubleshooting, and marketing FireSuite tickets to maximize your investment.



HOW DOES VENU MANAGEMENT WORK?

VENU provides a ticket consignment service that is available to all Luxe FireSuite Owners who enroll in the VENU Concierge Ticket Service.

VENU's ticket consignment platform has access to 96% of the resale ticket marketplace where consigned tickets are simultaneously listed for sale on all the major ticketing platforms.

VENU's ticket consignment platform uses dynamic pricing* to maximize total ticket return for each ticketed event.

VENU manages each FireSuite enrolled in the program to collect all ticketing fees and return net proceeds (after management fees and finance costs are offset) to the FireSuite owner.

*VENU uses a highly sophisticated dynamic pricing option that allows a team of dedicated market analysts to price inventory against the market and ensure sales are maximized.

LOCATIONS

Premium condo-style entertainment suites located within four world-class VENU venues across Broken Arrow (Tulsa-area), Oklahoma; El Paso, Texas; McKinney (Dallas-Fort Worth), Texas; and Houston (Webster), Texas.

Broken Arrow, OK

Street Address	E. 101 Street
City, State, Zip	Broken Arrow, OK 74014

[View Available Firesuites](#) [Broken Arrow](#)

El Paso, TX

Street Address	Gateway Blvd and Cohen Ave
City, State, Zip	El Paso, TX

[View Available Firesuites](#) [El Paso](#)

McKinney (Dallas-Fort Worth), TX

Street Address	Northeast of 75 and Highway 121
City, State, Zip	McKinney, TX

[View Available Firesuites](#) [McKinney](#)

Houston (Webster), TX

Street Address	Located in the Flyway Development
City, State, Zip	Webster, TX

[View Available Firesuites](#) [Houston](#)



SUNSET AT BROKEN ARROW AMPHITHEATRE

The Sunset and its infrastructure will be nestled east of Creek Turnpike and North of 101st street adjacent to Events Park in the rapidly growing city of Broken Arrow, Oklahoma. This project combining investment from VENU and the city of Broken Arrow will hold 12,500 fans, and showcase the nation's top artists and musicians in a scenic setting that juxtaposes superlative ambiance and hospitality with gorgeous views of plains, water, and the clear night sky. In a true public-private partnership, the City of Broken Arrow and VENU will together create a state-of-the-art entertainment campus and the infrastructure to support it.

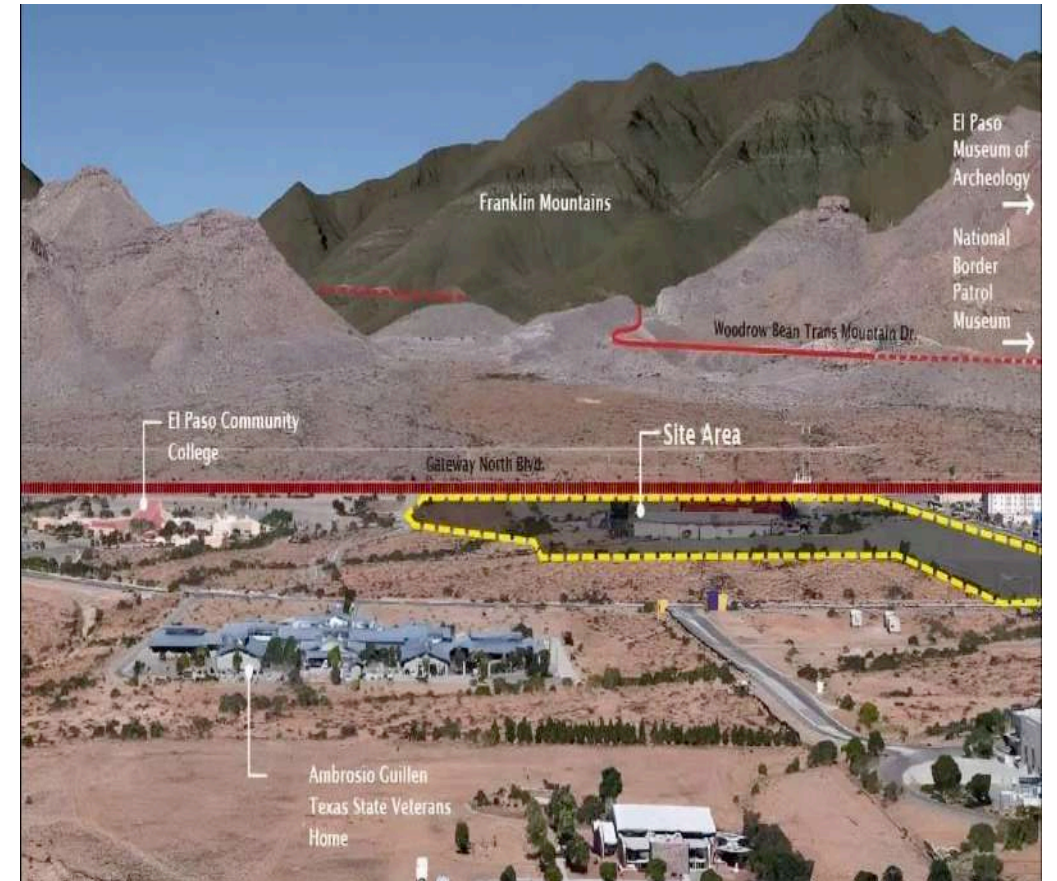
The Sunset at Broken Arrow Amphitheater will offer reserved seating, general admission seating, luxury suites, and premium food and beverage services allowing music lovers to experience an anticipated 70 annual performances in style and comfort. The Venue will operate 12 months per year consisting of an Amphitheater Season (April to November) and a winter season (December to March). The entire Venue is under roof via a tiered roof design that works in concert with air circulating technology to cool the venue in the summer and allow for performances during the rainy portions of the year. The April to November season will feature a total seating capacity of 12,500 seats. The winter configuration will be operated as a 5,000-seat capacity, heated configuration.



SUNSET AT EL PASO AMPHITHEATRE

The Sunset at El Paso Amphitheater will be nestled in the Cohen Entertainment District in Northeast El Paso and is immediately adjacent to the Franklin Mountains, in El Paso, TX. The \$90 million dollar project combining investment from VENU and the City of El Paso, will host up to 12,500 live music fans and will showcase the nation's top artists and musicians in a scenic setting that juxtaposes superlative ambiance and hospitality with gorgeous views of the Franklin Mountains and the clear night sky. In a true public-private partnership, the City of El Paso and VENU will together create a state-of-the-art entertainment campus.

The Sunset at El Paso Amphitheater will offer reserved seating, general admission seating, luxury suites, and premium food and beverage services allowing music lovers to experience an anticipated 70 annual performances in style and comfort. The Venue will operate 12 months per year consisting of an Amphitheater Season (April to November) and a winter season (December to March). The entire Venue is under roof via a tiered roof design that works in concert with air circulating technology to cool the venue in the summer and allow for performances during the rainy portions of the year. The April to November season will feature a total seating capacity of 12,500 seats. The winter configuration will be operated as a 5,000-seat capacity, heated configuration.



SUNSET AT MCKINNEY AMPHITHEATRE

The Sunset at McKinney Amphitheater will be a state-of-the-art outdoor entertainment destination located northeast of US-75 and Highway 121 in McKinney, Texas, within the thriving Dallas-Fort Worth metroplex. Designed to deliver an elevated, hospitality-forward concert experience, this premier venue will host up to 20,000 live music fans and showcase the nation's top artists and performers in a dynamic setting built for comfort, atmosphere, and unforgettable nights under the Texas sky. A groundbreaking ceremony was held in June 2025, marking the launch of what is set to become one of the most luxurious amphitheaters in the region.

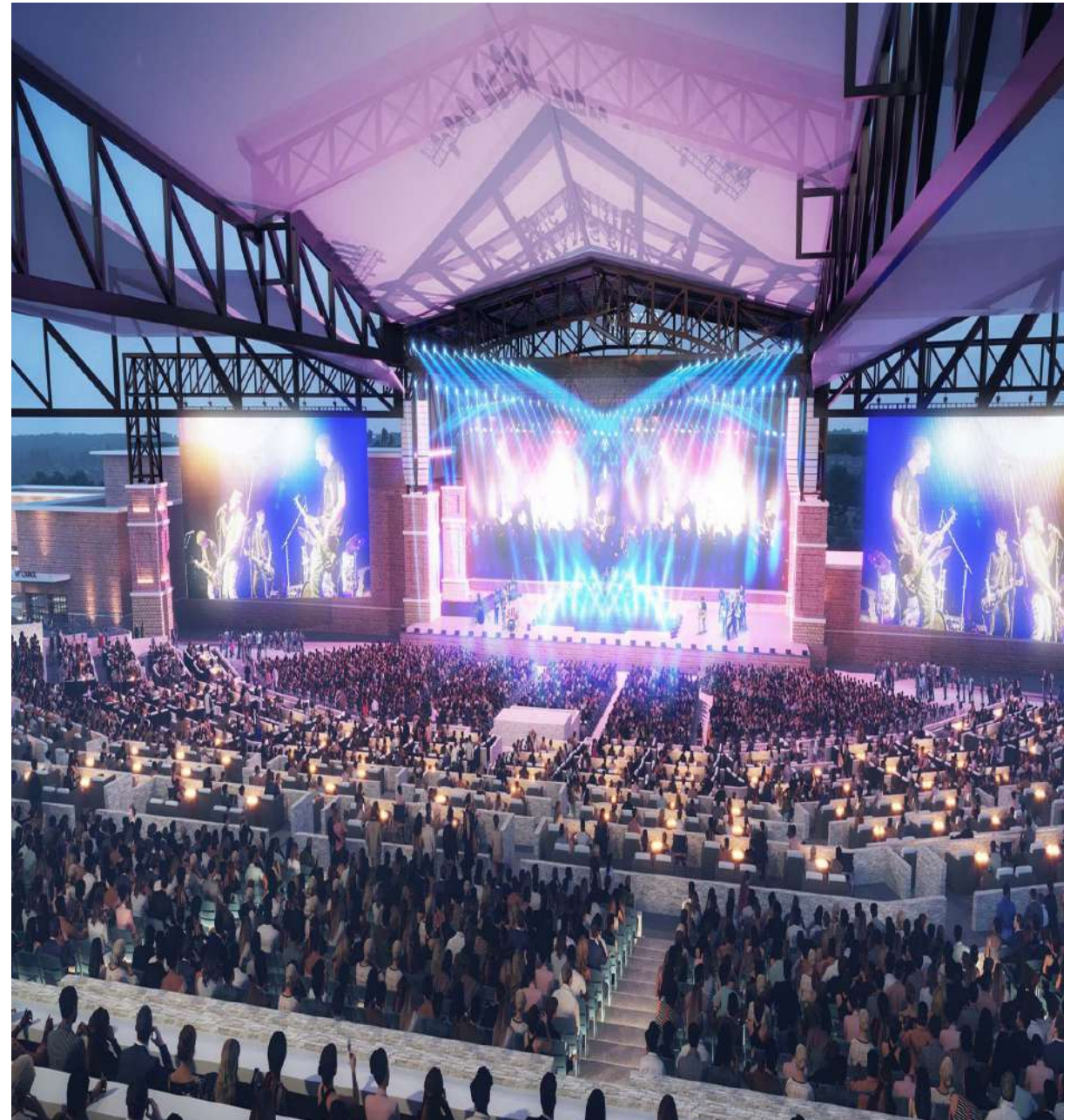
The Sunset at McKinney will offer a full range of seating and premium amenities, including reserved seating, general admission areas, and luxury suite ownership opportunities through its exclusive Luxe FireSuites program. The venue will feature 319 total Luxe FireSuites, comprised of 30 ten-person, 29 eight-person, 134 six-person, and 126 four-person suites, along with the Aikman Club, offering lifetime ticket access through 350 memberships. Each FireSuite is thoughtfully designed with a natural gas-powered fire feature, fully configurable seating, and dedicated food and beverage service delivered directly to the suite, giving guests a private, upscale environment to enjoy live performances in comfort and style. With VIP-level benefits including priority parking, premium restroom access, and best-in-class service, The Sunset at McKinney is positioned to become the Dallas-Fort Worth area's most luxurious and hospitality-focused live music venue.



SUNSET AT HOUSTON AMPHITHEATRE

The Sunset at Houston Amphitheater will be a highly luxurious, hospitality-driven live entertainment destination located within the Flyway Development in Webster, Texas, serving the greater Houston metro area. Designed to deliver an elevated concert experience with premium amenities and first-class service, this world-class venue will host up to 12,500 attendees per event and welcome nationally recognized artists and performers in a modern, upscale setting built for comfort, energy, and unforgettable live music moments.

The Sunset at Houston will offer a range of seating options including Bowl seating and General Admission areas, along with an exceptional suite ownership experience through 210+ Luxe FireSuites and a 350-seat Aikman Club. Each FireSuite is crafted to provide a private, premium environment for entertainment, supported by VIP-level perks such as priority parking and top-tier onsite service. Investors have two ways to acquire a Luxe FireSuite, including a Cash Purchase/Financing model with a targeted annual return of up to 19%, or a Sale-Leaseback (Absolute NNN) model designed to provide an immediate 11% annual return. Complementing the suite program, the venue will also offer 175 Aikman Club memberships, further reinforcing The Sunset at Houston as one of the region's most exclusive and luxurious entertainment experiences.





The Story

At VENU, we're not just a company—we're a movement built by fans and for fans. We exist to create extraordinary experiences that resonate deeply with the people who matter most: our community. We design revolutionary entertainment and hospitality destinations that unite people through the unparalleled power of music, shared connection, and luxury.

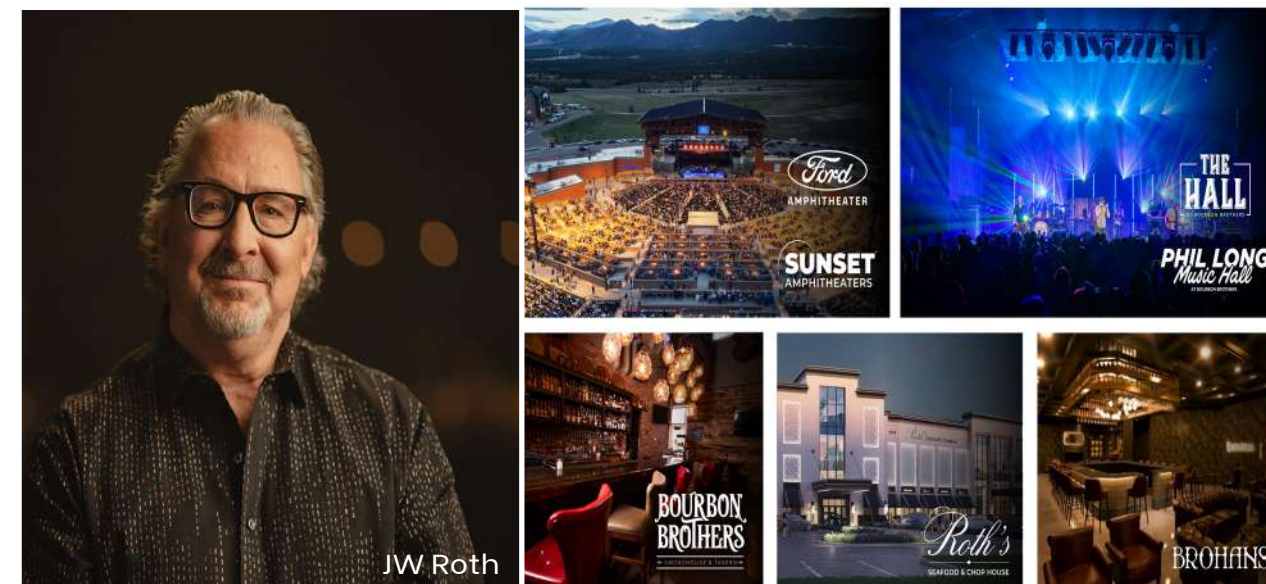
As we redefine the future of entertainment, we invite investors and music enthusiasts to join us in transforming the industry. Together, we're building a nationwide movement that changes how the world experiences music and community.

Founded in 2017 by JW Roth, VENU started in Colorado Springs with Bourbon Brothers Smokehouse & Tavern and The Hall at Bourbon Brothers, quickly expanding to Georgia, Oklahoma and Texas. VENU expects to add 3 to 4 additional Amphitheaters per year across the U.S. in strategic, under served locations.

Our offerings range from intimate venues to the grand Ford Amphitheater in Colorado Springs, which had a sold-out inaugural season. Our Luxe FireSuites, located in every Sunset Amphitheater and at Ford, have redefined the concert experience, providing fans with a unique way to enjoy live music. We create state-of-the-art destinations that combine world-class music, fine dining, and exceptional hospitality, transforming live entertainment.

VENU identifies "music entertainment deserts" across the United States that represent underserved live music and entertainment opportunities. VENU has contracted with Ryan and Company, the world's largest tax incentive development firm, to assist in identifying key market opportunities and to then leverage local municipal interest and assets creating effective and financially advantageous private public partnerships to implement these projects. Ryan and Company has played an integral role in development and tax strategies across the globe with partners such as the Dallas Cowboys, Chrysler Corporation, American Airlines and British Petroleum (BP).

VENU Holding Corporation is a dynamic and rapidly growing US entertainment and hospitality company offering unique owner and membership opportunities. Nationwide, our captivating entertainment destinations offer a range of experiences. From luxury outdoor music venues (8,000–20,000 seats) like Sunset and Ford Amphitheaters to entertainment campuses featuring legendary restaurants (Bourbon Brothers Smokehouse & Tavern) and premium mid-size event centers and live music halls (Bourbon Brothers Presents), we fuel unforgettable experiences for all. These acclaimed destinations have earned recognition from industry leaders like The Wall Street Journal, Billboard, Variety, and VenuesNow.



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