

VENU FIRESUITE

TULSA, OKLAHOMA



SALE LEASEBACK | CONDO STYLE | LEASEHOLD INTEREST | SUITE T6-19/20

SANDS INVESTMENT GROUP

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EXECUTIVE SUMMARY

THE OFFERING

Sands Investment Group is pleased to offer an exclusive, high-yield, net lease investment opportunity in a VENU FireSuite, a fully-managed, premium condo-style entertainment suite in a world class live music Amphitheater located in Tulsa / Broken Arrow, Oklahoma. This asset is one of 242 FireSuites within a flagship VENU Amphitheater – a cutting-edge experiential concept built for consistent cash flow and long-term stability.

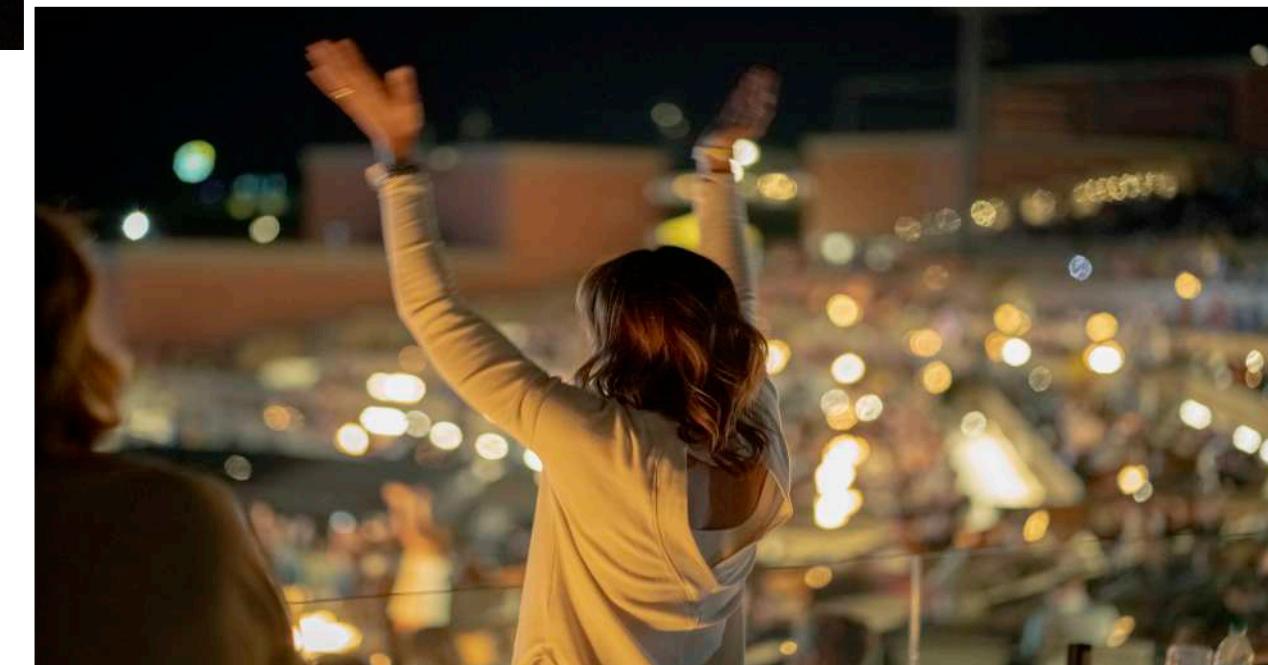
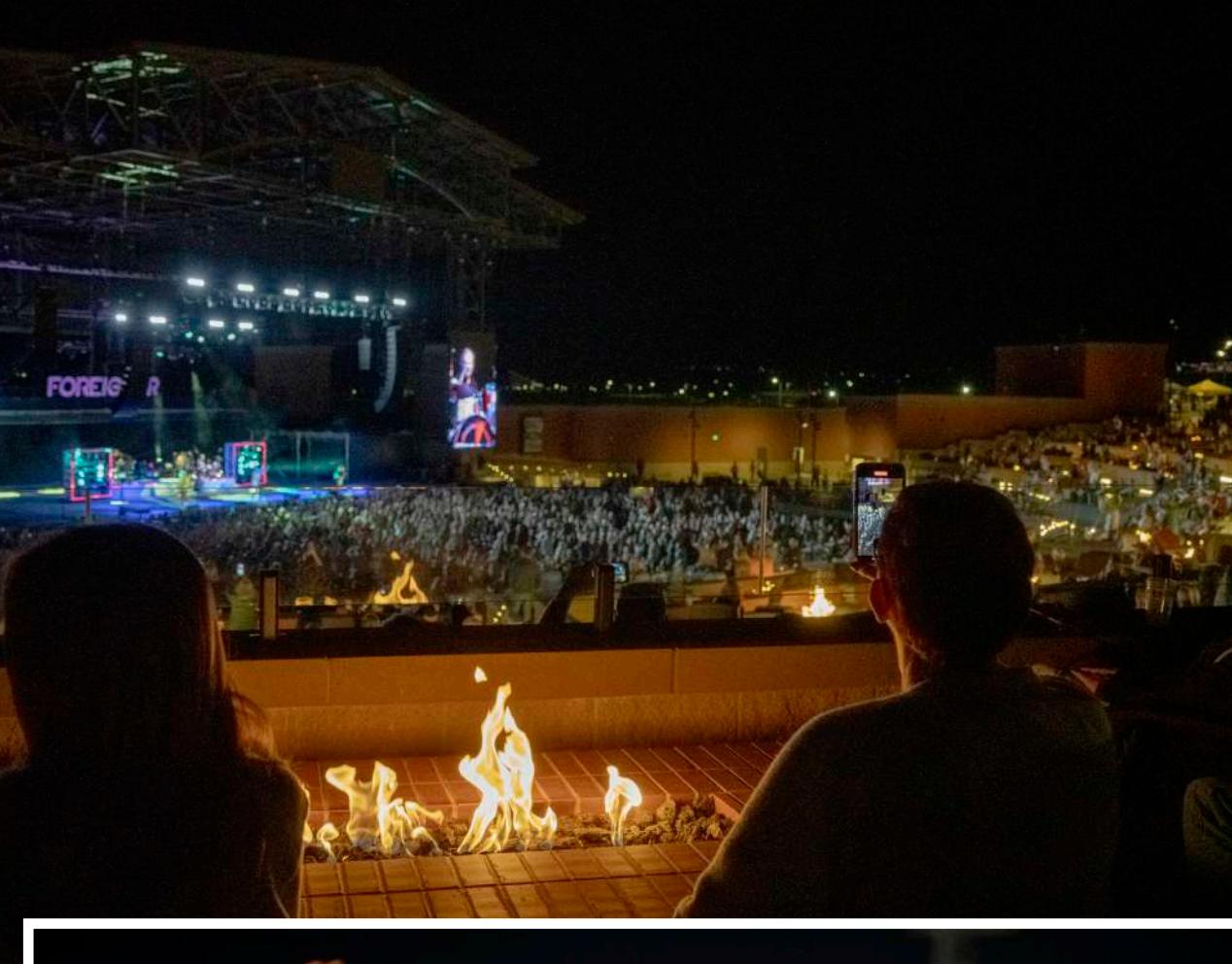
This offering represents a sale-leaseback of a 8-seat fire suite, backed by a corporate guaranty from VENU Holding Corporation, and structured with an absolute NNN lease, providing passive income and minimal landlord responsibilities. Ideal for investors seeking mailbox money with strong returns.

Investment Summary

Price	\$500,000
NOI	\$55,000
CAP	11.00%
Street Address	E. 101 Street
City, State, Zip	Broken Arrow, OK 74014
Suite Unit	T6-19/20

Lease Summary

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



Watch OneRepublic
Perform in a VENU
Amphitheater

Investment Highlights

- ✓ **Hands-Free Ownership:** Absolute NNN lease requires zero landlord responsibilities.
- ✓ **Long-Term Stability:** 15 year primary term.
- ✓ **Guaranteed Buyout Option Available At Year 15:** For details on the structure in the event the landlord declines the buyout, please refer to pages 5-8.
- ✓ **Continued High Yield Annual NOI Available:** If the landlord chooses to decline the guaranteed buyout, the landlord can continue to generate high annual NOI via VENU's Ticket Consignment Program, please refer to pages 5-8.

CORPORATE-BACKED CONDO STYLE CASH-FLOWING

- ✓ **High Cash Flow:** 11.00% cap rate with annual rent escalations for built-in growth.
- ✓ **Corporate Credit:** Backed by VENU Holding Corporation. VENU is a publicly traded company (NYSE American: VNU).
- ✓ **Limited Inventory:** One of 242 FireSuites – early investors can secure preferred locations. Contact broker for current availability and site options.

FINANCIAL OVERVIEW

	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%	BUYOUT 1.5x BASIS
Purchase Price	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000.00
NOI	\$55,000.00	\$56,100.00	\$57,222.00	\$58,366.44	\$59,533.77	\$60,724.44	\$61,938.93	\$63,177.71	\$64,441.27	\$65,730.09	\$67,044.69	\$68,385.59	\$69,753.30	\$71,148.36	\$72,517.33	
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%	

Guaranteed Buyout Option

In Year 15 of the lease, tenant guarantees a buyout for landlord at a price equal to 1.5x of their basis.

The buyout is optional for the landlord but 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 and pages 7-8, VENU Management, 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.

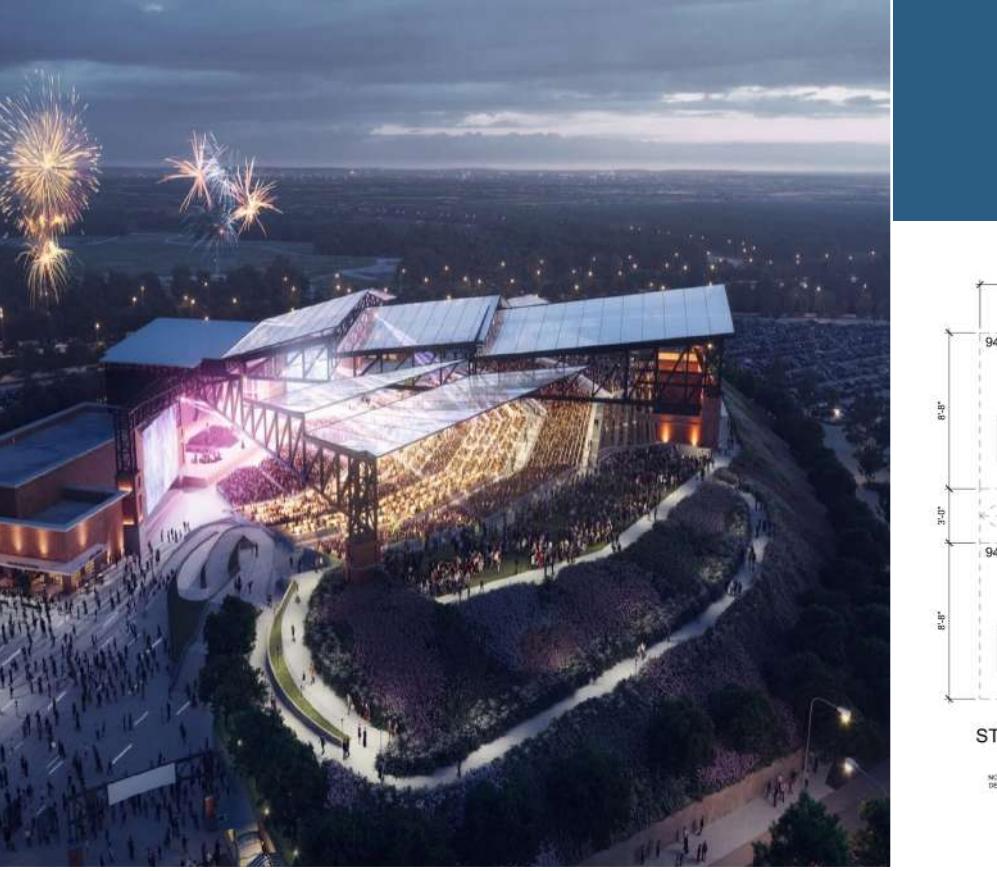
*VENU uses a highly sophisticated dynamic pricing option that allows a team of dedicated market analysts to price inventory against the market and ensure sales are maximized.



SUNSET AMPITHEATER

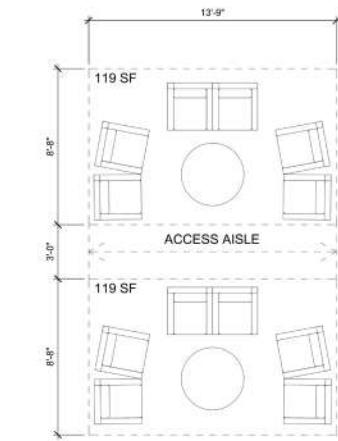
The Sunset and its infrastructure will be nestled east of Creek Turnpike and North of 101st street adjacent to Events Park in the rapidly growing city of Broken Arrow, Oklahoma. The \$93 million dollar project combining investment from VENU and the City of Broken Arrow, will hold 12,500 fans, and showcase the nation's top artists and musicians in a scenic setting that juxtaposes superlative ambience 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.



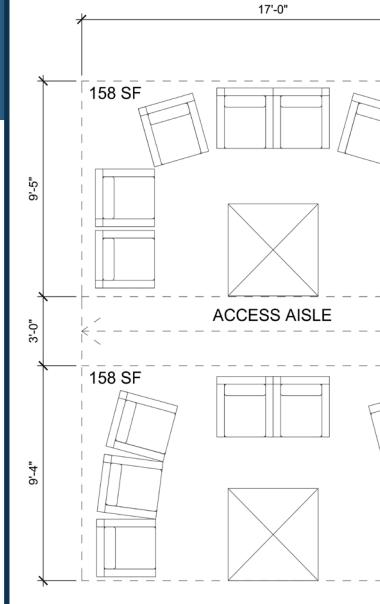
STANDARD 4 PERSON SUITE LAYOUT

NOTE: FINAL CLEAR DIMENSIONS MAY VARY SLIGHTLY DEPENDING ON FINAL CONSTRUCTION AND LOCATION



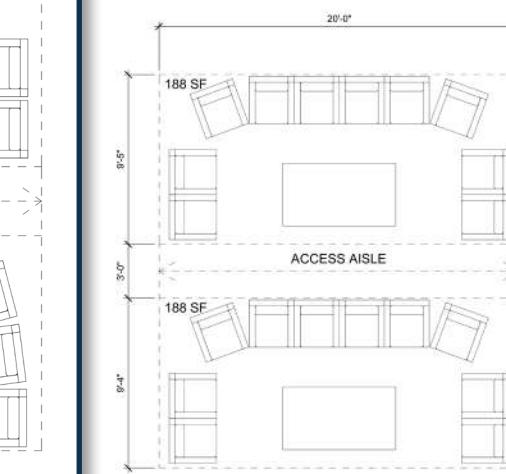
STANDARD 6 PERSON SUITE LAYOUT

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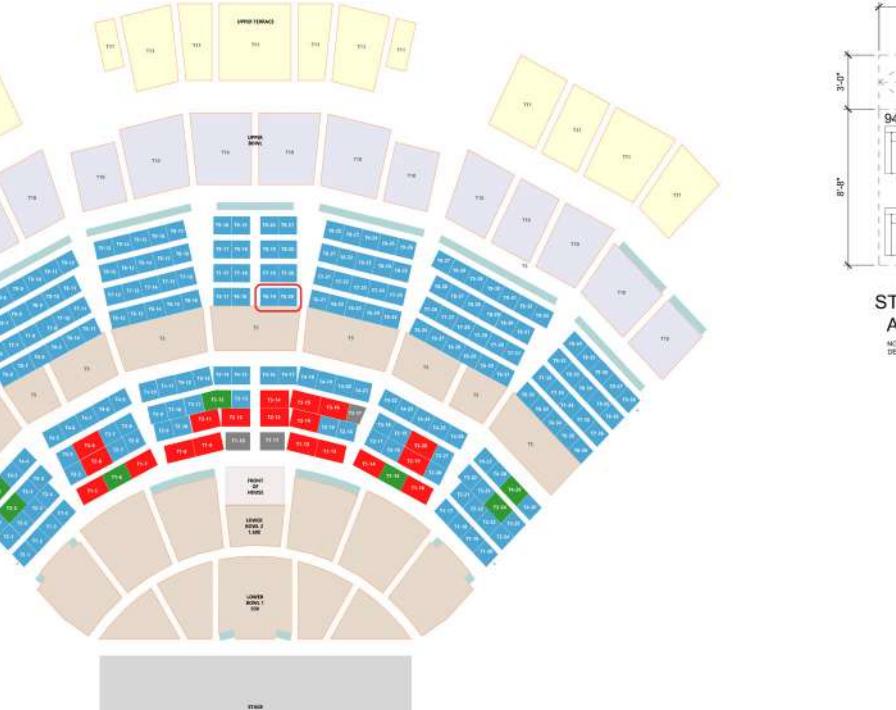
STANDARD 8 PERSON SUITE LAYOUT

NOTE: FINAL CLEAR DIMENSIONS MAY VARY SLIGHTLY DEPENDING ON FINAL CONSTRUCTION AND LOCATION



STANDARD 10 PERSON SUITE LAYOUT

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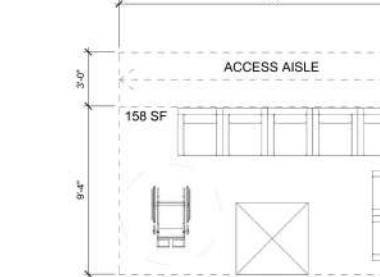
STANDARD 4 PERSON ADA SUITE LAYOUT

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STANDARD 6 PERSON ADA SUITE LAYOUT

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STANDARD 10 PERSON ADA SUITE LAYOUT

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VENU COMPANY BIO



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.

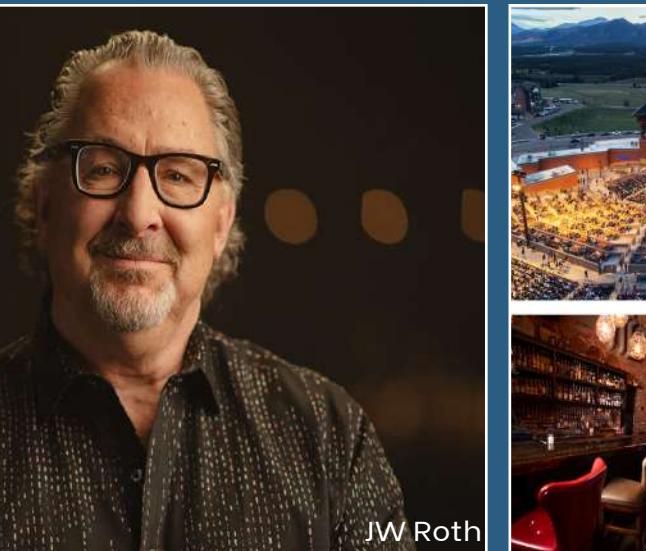
As we redefine the future of entertainment, we invite investors and music enthusiasts to join us in transforming the industry. Together, we're building a nationwide movement that changes how the world experiences music and community.

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.



JW Roth



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Venu
FireSuites

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MEMORANDUM