



WHERE GOLF, ENTERTAINMENT & PROFITS MEET

Invest in a high-demand, high-return entertainment business backed by real assets.

PRESENTED BY: KIWIS MULLIGANS

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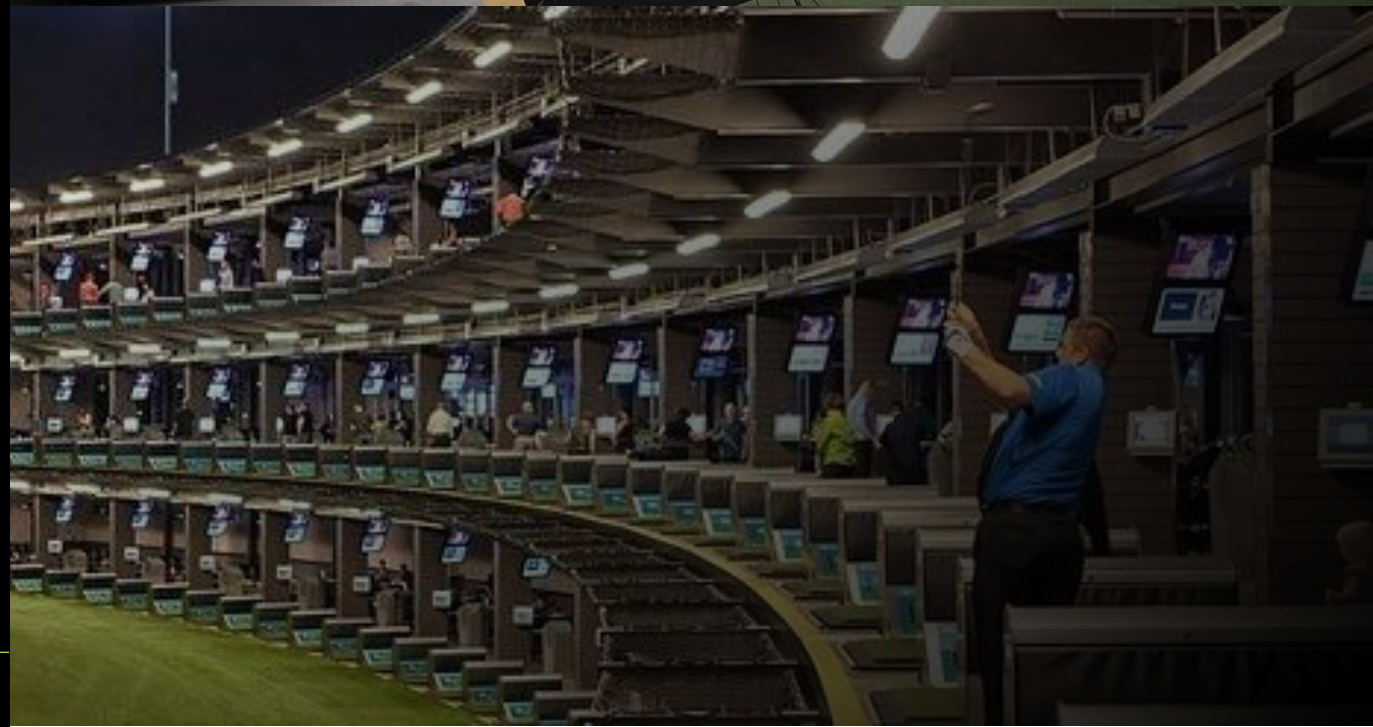




UNLOCKING THE FUTURE OF GOLF ENTERTAINMENT

Invest in a high-demand, high-return entertainment business backed by real assets.

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Next Level Golf Entertainment



INVEST IN A HIGH-DEMAND, HIGH-RETURN ENTERTAINMENT BUSINESS BACKED BY REAL ASSETS.





Where Golf, Entertainment & Profits Meet

Invest in a high-demand, high-return entertainment business backed by real assets.



Presented by



Kiwi's mulligan



The Market Is Hot

A Multi-Billion Dollar Opportunity

Golf Entertainment is Thriving

A part of the

\$25B+

Industry,



growing **5%** per year, outpacing traditional golf.

70M+

players have visited our main competitor over the past five years, highlighting the growing demand for golf entertainment.



Our competitors success barely scratches the surface – the real opportunity is **bigger and untapped**.

But There's a Gap - Most Venues Miss 3 Big Opportunities



Executives need premium networking spaces

No cigar lounges or private meeting rooms are offered by our main competitor.



Families want fun, affordable food

Gourmet menus slow service, raise costs, and turn away casual diners.



Serious golfers need pro-level tech

Standard bays don't cut it for real training or corporate events.

Our Competitors Proved the Demand.

We're Taking It Further



- 1 What if golf was more than just a game?
- 2 What if it was a night out, a business meeting, a party, and a competition, all in one place?

At Kiwi's Mulligan, we're reinventing what a golf venue can be

- 72 climate-controlled hitting bays
- 2 Full Swing Golf Simulators
- 6 Private Karaoke Rooms
- Meeting & Event Spaces for 150-200 guests
- 2 Executive Cigar Lounges
- Fast, fun, and affordable food



Golfers can practice like the pros with 2 Full Swing Golf Simulators.



Friends & families can celebrate birthdays in karaoke rooms.



Companies can host events in our premium meeting spaces.



Corporate executives can close deals in private cigar lounges.



Everyone can enjoy affordable, great food while having a blast.

Kiwi's vs. Our Competitors: More Profit, Less Risk

Here's how we deliver Significant returns by fixing our competitor's weaknesses.

Feature	Our Competitors	Kiwi's Mulligan
Golf Bays	102 Bays ³	72 Bays (High-tech, optimized for VIP experience)
Pro-Level Golf Tech	Basic driving range	Full Swing Simulators (Used by PGA Pros for training)
VIP & Luxury Experience	No executive spaces	Exclusive cigar lounges & private VIP meeting rooms
Family & Social Fun	Golf & arcade	Karaoke, fun dining, & group entertainment
Corporate Events	Standard meeting rooms	High-end event spaces for networking & business deals
Food & Beverage	High-end gourmet dining	Fast, fun, and affordable food = higher customer turnover
Investor Returns	No structured investor model	Significant stockholders returns with EBITDA greater than 30%

Source: 3:Golf Digest Me


Clear Advantage: Kiwi's Mulligan delivers superior entertainment, premium amenities, and higher investor returns.




The Math That Makes IT Easy


Kiwi's Mulligan is where fun meets financial security.


Proven & Efficient Business Model

 **\$26M Offering**
TurnKey-Land and Buildings

 **Security-First Mode**
Investors get priority payouts in any sale or liquidation.

 **Significant Profit Sharing**
Paid quarterly or semi annually

 **Equity Growth**
3-5x return through buyout or IPO.

 **Troon or Bobby Jones Links**
Industry-leading golf management expertise.

 **IRA Funds Accepted**
Investors can use retirement accounts to invest.

The Numbers Speak for Themselves

 Revenue
\$14.7 million
plus per year

 EBITDAR
\$4.41 M plus per year

Investors benefit from high equity appreciation, and a clear exit strategy.

A \$2.2B+ Industry Waiting for Its Next Big Player

Golf entertainment is no longer just a niche, it's a multi-billion dollar industry.



A \$2.2B+ valuation of our main competitor reinforces the industry's growth and profitability..



New venues keep opening, but huge markets remain untapped.

Underserved cities = high demand, no competition.

Target Audience	What They Want	How Kiwi's Mulligan Delivers
Casual Players & First-Time Golfers	A fun, pressure-free environment	Social-friendly golf bays, easy gameplay, no prior experience needed
Families & Young Professionals	Affordable entertainment & dining	Fun, social activities like karaoke, plus fast-casual food options
Corporate Teams & Event Planners	Unique venues for networking & team-building	Private event spaces, golf simulators, and VIP meeting lounges
VIP & Executive Clientele	High-end, exclusive experiences	Executive cigar lounges, premium golf tech, and private spaces

Prime Locations + A Scalable Expansion Model

Phase 01

Corporate-Owned Growth

Opening flagship locations in high-demand, competition-free cities.
Building brand recognition and a strong customer base.
Proving profitability before scaling nationally.

Phase 02

A Game-Changer for Investors

Opening flagship locations in high-demand, competition-free cities.
Building brand recognition and a strong customer base.
Proving profitability before scaling nationally.

That's why Kiwi's Mulligan is designed for aggressive growth.

Source: 4: [Forbes](#) 5: [ft](#)



The Right Partners. The Right Plan. **The Right Time.**



Great businesses aren't built alone.
Kiwi's Mulligan is backed by world-class industry leaders who know how to execute.

Arco Murry: Design-Build

Experts behind design/building **30+** venues of our main competitor, delivering high-quality, rapid execution.

Briskin Cross & Sanford, LLC

Our corporate legal counsel, securing compliance & investor protection.

Karaoki and Luxury Cigar Lounge

Karaoki Fun for the **WHOLE** family and Executives can enjoy a business meeting with Cigar and Scotch in privacy.

Troon

Manages **600+** golf properties with seamless execution & customer satisfaction. A leader in golf entertainment operations ensuring profitability & long-term success.

BOBBY JONES LINK

Leading Golf Management company.

Trackman Golf Simulators

High end simulators attract serious golfers, baseball, shooting, and corporate groups

The Road to Expansion, Buyout, or IPO

Golf entertainment is growing fast. Kiwi's Mulligan is positioned to dominate.

How We Scale:



Opening multiple locations in key U.S. markets.



Partnering with major franchises & corporate sponsors.



Building a high-value brand that attracts acquisitions.



Launching a strategic franchising program for rapid expansion.

Exit Opportunity

How It Benefits Investors

Multi-Location Expansion

Increased brand valuation, **higher stock value over time**

Franchise Expansion

Fast expansion with low capital & high profitability.

Acquisition by Larger Brands

Potential **buyout with high investor payouts**

Strategic Franchise Growth

Corporate sponsors & franchises **boost long-term profitability**

IPO (Initial Public Offering)

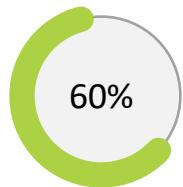
Listing as a **public company** could generate **significant stock appreciation**

Where the Money Goes

The Road to a Profitable Future

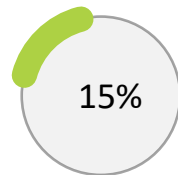
Your investment fuels a well-structured plan designed for long-term success. Here's how the funds will be allocated:

Funding Allocation Breakdown



Facility Construction & Launch

Building state-of-the-art golf entertainment venues with premium infrastructure.



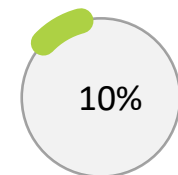
Marketing & Brand Expansion

Investor outreach, digital campaigns, partnerships, and customer acquisition.



Technology & Equipment

Full Swing Golf simulators, climate-controlled bays, and operational tools.



Working Capital & Reserves

Ensuring financial stability, operational efficiency, and long-term success.

A Lucrative & Secure Investment

Significant returns to Stockholders-EBITDA greater than 30%

Backed by Real Estate for
Stability

Top-Tier Management by
Troon or Bobby Jones Link

True Family Entertainment Center:

A venue where everyone can enjoy different forms of
Entertainment all in ONE facility

The time to invest is **NOW!**

