



WHERE GOLF & ENTERTAINMENT MEET

PRESENTED BY: FINE MULLIGANS INC, A DELAWARE CORP

Investor Relations

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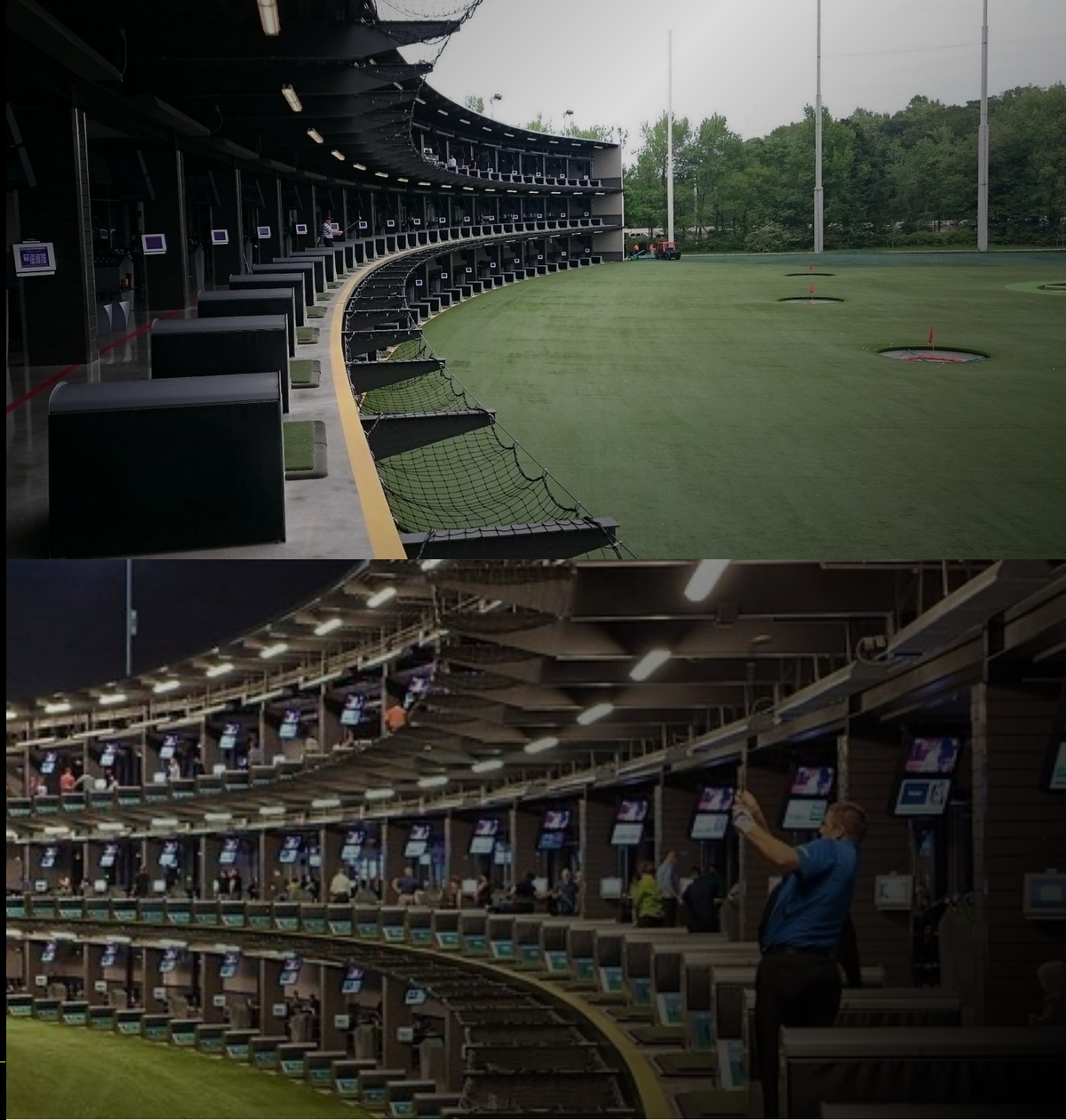


UNLOCKING THE FUTURE OF GOLF ENTERTAINMENT

Invest in a high-demand* entertainment business, backed by real assets and potential returns.

PRESENTED BY: FINE MULLIGANS INC, A DELAWARE CORP

*<https://playtoday.co/blog/golf-industry-statistics>





Next Level Golf Entertainment



INVEST IN A HIGH-DEMAND* ENTERTAINMENT BUSINESS, BACKED BY REAL ASSETS AND POTENTIAL RETURNS.





Where Golf, Entertainment & Profits Meet

Invest in a high-demand* entertainment business backed by real assets and potential returns.



Presented by



Fine Mulligans Inc, a Delaware Corp



*<https://playtoday.co/blog/golf-industry-statistics>

The Market Is Hot

Potentially A Multi-Billion Dollar Opportunity ¹

Golf Entertainment is Thriving¹

A part of the

\$25B+

Industry¹,



growing **5%** per year, outpacing traditional golf.¹

70M+

players have visited our main competitor over the past five years², highlighting the growing demand for golf entertainment.



Our competitors success barely scratches the surface – the real opportunity is **bigger and untapped**.¹

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.

Source: 1:<https://playtoday.co/blog/golf-industry-statistics/>, 2: <https://perfectputt.substack.com/p/topgolf-is-the-greatest-golf-business>

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 100-150 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:

Here's how we aim to deliver 9.5% returns by fixing our competitor's weaknesses².

Feature	Our Competitors ³	Kiwi's Mulligan
Golf Bays	102 Bays ¹	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	9.5% annual dividends for preferred stockholders

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

Source: 1: <https://golfdigestme.com/topgolf-dubai-takes-shape-on-schedule-for-october-opening/>. 2: Refer to Form 1-A for details. 3: Based on Company research



The Math That Makes 9.5% Possible

Kiwi's Mulligan is where fun meets financial security.

Tested & Efficient Business Model⁴



\$48M Reg A Offering

Intended to fund two revenue-generating facilities.



Equity Growth Potential

We believe the potential exists for a 3-5x return through buyout or IPO.²



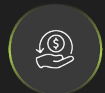
Security-First Mode

Investors get priority payouts in any sale or liquidation.²



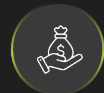
Managed by Troon³

Industry-leading golf management expertise.



9.5% Annual Dividend

Paid quarterly to preferred stockholders.



IRA Funds Accepted

Investors can use retirement accounts to invest.

The Numbers Speak for Themselves

Revenue

\$13-14M per year¹

EBITDAR

\$4.25-5M per year¹

Investors benefit from targeted high dividends, equity appreciation, and a clear exit strategy.^{2 3}

Source: 1: Internal Company Data, 2: There is no guarantee that an IPO or exit will occur or that the company will have any kind of liquidity event. 3: See company details in Form 1-A. 4: ENTER TOP GOLF EXPLANATION

A \$2.2B+ Industry¹ Waiting for Its Next Big Player

Golf entertainment is no longer just a niche, it's a multi-billion dollar industry.²



A \$2.2B+ valuation of our main competitor¹ reinforces the industry's growth and profitability..



New venues keep opening, but huge markets remain untapped.²

We seek out 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

Expand nationally and internationally as a franchise brand.
Increase national and international marketing and brand-building.

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

1: www.forbes.com/sites/joecornell/2024/08/14/topgolf-callaway-likely-to-spin-off-topgolf-business

2: 2024 data from https://www.ft.com/content/d9ab4455-e191-497f-80a7-207a01d80ced?utm_source=chatgpt.com

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



Great businesses aren't built alone.

Kiwi's Mulligan is backed by world-class industry leaders¹ who know how to execute.

Arco: Design-Build

Experts behind 30+ venues of our main competitor, delivering high-quality, rapid execution.¹

Briskin Cross & Sanford, LLC

Our corporate legal counsel, securing compliance & investor protection.

Full Swing Golf

High-end simulators attract serious golfers, corporate groups, and repeat customers.

1: See Form 1-A

2: https://bluetoad.com/publication/?i=795807&article_id=4604329&view=articleBrowser

Troon

Manages 600+ golf properties with seamless execution & customer satisfaction. A leader in golf entertainment operations.²

Red Rock Securities & Valynt Digital

Accelerating customer growth through strategic digital marketing.

Texture Capital

Our Broker Dealer & Investor Relations Team, managing structured fundraising & SEC compliance.



An Exciting Investment Opportunity at a Glance

Kiwi's Mulligan aims to offer investors a healthy, asset-backed³ opportunity with the potential for strong annual returns.

Investment Feature	Why It Matters
Equity Raise	ITS selling 9.6 million preferred stock shares
Annual Dividend	9.5% per year (Higher than industry average)
Security	Backed by real estate (land & buildings)
Investor Priority	Preferred stockholders get paid first in any sale/liquidation ²
Regulatory Compliance	SEC & state law compliance guarantees transparency & protection.
Ongoing Reporting	Audited financials & performance updates ensure investor confidence.
Minimum Investment	\$250 (Accessible entry point)
Ideal Investment	\$25,000+ (Maximizing dividends & equity growth)
Investor Eligibility	Open to institutional & international investors
Preferred Equity	Investors receive priority in dividend payouts & liquidation events. ²

An exciting investment, backed by assets³. A health return opportunity in a growing market¹.

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.¹



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 targeting low capital needs & high profitability.

Acquisition by Larger Brands

Potential **buyout with high investor payouts**¹

Strategic Franchise Growth

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


IPO (Initial Public Offering)

Listing as a **public company** could generate **significant stock appreciation**¹

1: There is no guarantee that an IPO or exit will occur or that the company will have any kind of liquidity event.


Investor ROI Breakdown: Secure & High-Growth Returns

How Investors Make Money?¹




9.5% Annual Dividend¹

Paid directly to preferred stockholders every year.



Priority Payouts

Investors get paid first in any sale or liquidation event.



Equity Growth Potential

Beyond dividends, investors benefit from rising company valuation.²

Investment Option	Annual Return	Security	Liquidity & Exit Potential
Kiwi's Mulligan	9.5% dividend + equity upside ¹	Backed by real estate (lower risk)	IPO, Buyout, or Franchise Expansion ²
Fidelity Small Cap Index Fund	7.58% ⁴ (10 Year Average Annual Return)	Market-dependent (high risk)	Uncertain, market fluctuations
Bonds	3-5% ⁵	High security	Long-term, low growth
Real Estate	8% ⁶ (rental income)	Property-dependent	Requires direct management

Source: Based on internal company analysis.

Maximize Your Retirement Growth

Invest through a Self-Directed IRA and enjoy tax-deferred (Traditional IRA) or tax-free (Roth IRA) growth while earning 9.5% annual dividends with Kiwi's Mulligan. Diversify beyond stocks and bonds and take control of your financial future.

Projected Timeline for Dividends & Equity Growth

Year 1-2

Initial ramp-up, dividend payouts begin.

Year 3-4

Expansion & revenue growth → intended to increase investor returns.

Year 5+

Strategic buyout/franchise scale-up → major equity upside.²

Investor-First Model → Secure. Profitable. Scalable.

Source: 1: See Form 1-A, 2: There is no guarantee that an IPO or exit will occur or that the company will have any kind of liquidity event.
4: <https://fundresearch.fidelity.com/mutual-funds/summary/316146182>. 5: <https://www.cnbc.com/quotes/US5Y>. 6: Average Rental Yield (<https://www.americamortgages.com/the-average-rental-yield-in-the-u-s-is/>)

Keep More, Earn More: The Tax Advantage of Preferred Dividends



Preferred dividends may be taxed at lower capital gains rates rather than as ordinary income.¹



Lower taxes = Higher net returns for long-term investors.¹



A significant tax advantage over bonds & other fixed-income investments.¹



More after-tax income vs. traditional dividend-paying stocks.¹

Example



Ordinary Dividends

Taxed at 22-37% (regular income tax rates).¹

Qualified Dividends (Preferred Stock)

Taxed at 0-20% (capital gains tax rate).¹

Result

Investors keep more of
their earnings.

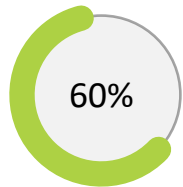
¹: <https://www.investopedia.com/ask/answers/102714/how-are-preferred-stock-dividends-taxed.asp>. Please consult a tax professional for specific advice..

Where the Money Goes

The Road to a Profitable Future

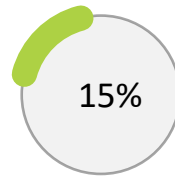
Your investment fuels a well-structured plan designed for long-term success. Here's how the funds will be allocated:

Funding Allocation Breakdown



Facility Construction & Launch

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



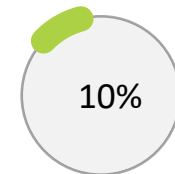
Marketing & Brand Expansion

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



Technology & Equipment

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



Working Capital & Reserves

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

A Potentially Lucrative & Asset-Backed Investment

9.5% annual dividend

Dividend returns with potential for upside.

Backed by real estate

An entertaining, asset-backed¹ investment.

Managed by Troon

The #1 name in golf management.²

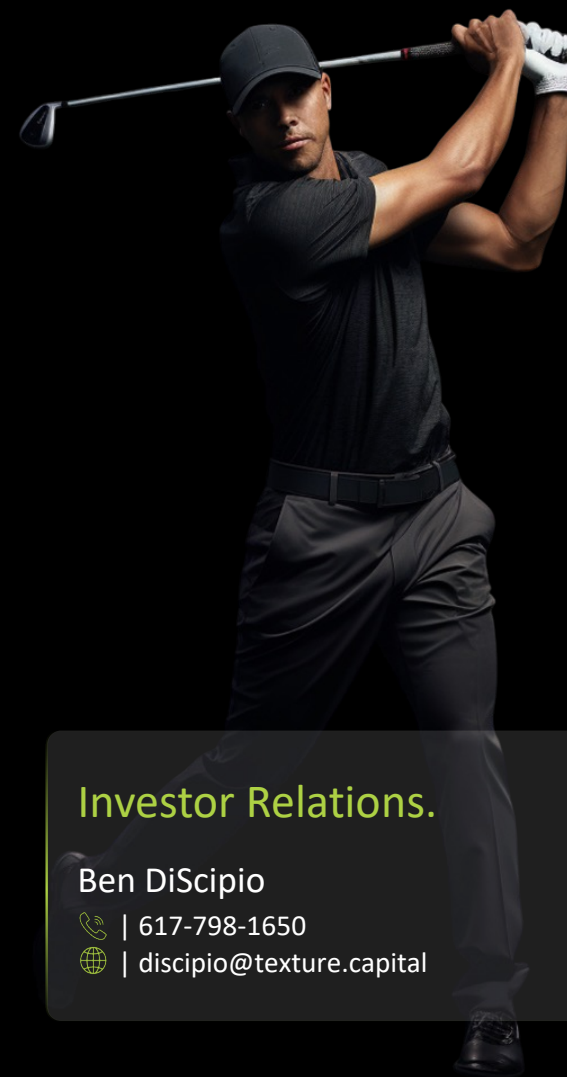
Investor Eligibility

Open to institutional, accredited & non-accredited investors.

We target Investments of: \$5,000 - \$100,000

Designed to maximize dividends & equity growth.

The time to invest is **NOW!**



Investor Relations.



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