



# BUSINESS PLAN

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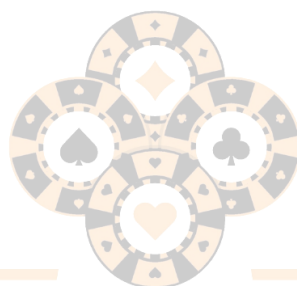
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VEGAS

TEXAS

CASINO

## Summary of Business

Vegas Texas Casino will be the first In-Person Social/Sweeps Casino in the United States. Just like Top Golf is to golfers, Vegas Texas Casino will be to gamblers. We will offer blackjack, baccarat, roulette, craps, poker, and an assortment of slot machines to give the look and feel of a real Las Vegas casino.

When you walk in, you will think you've walked into a real casino. Everything from the carpet to the sound of slot machines, the rolling of dice, the spinning of a roulette wheel, just like Las Vegas, but in a practice/social environment.

The entertainment industry for adults has seen remarkable growth in recent years, with establishments such as Dave & Busters, Top Golf, Andretti's, Popstroke, and others gaining popularity. Vegas Texas Casino is at the forefront of this trend, offering a one-of-a-kind experience that caters to the demand for both entertainment and skill-building in a safe and legal environment.

This first of its kind social/sweeps casino will change the way people prepare to go to a traditional casino. According to Americangaming.org, a record 44% of Americans gambled at casino in 2019 spending \$40.28 billion. Those numbers have only increased since then and continue to this day. Players only option to practice or refresh their memory on how to play a casino game is to play online or practice at home. Neither of these 2 options truly prepare a person to enter a casino and play with confidence. In addition, our casino will have a fun and relaxing environment for players who just enjoy playing casino games with no intentions of going to a traditional casino.

Entertainment and practice will be our core business; however, we also want to add excitement by allowing players the option to win real money as well at our sweepstakes (sweeps) tables and slot machines. This model, which has gained popularity in states where gambling is not legal, is fully compliant with Texas law. We are committed to adhering to all federal, state and local regulations to ensure that our operations are 100% legal.

We will have a full-service restaurant & bar to cater to our guests' culinary preferences.

Whether our players want to polish their skills before heading to Las Vegas, learn how to play new games such as craps or roulette, or simply have a fun night out with friends, Vegas Texas Casino is the perfect destination.

The first Vegas Texas Casino location will be opened in Katy, Texas. We are currently negotiating with 2 landlords and will sign a lease as soon as we have funding secure. The first and most desirable location is at the corner of I-10 & Barker Cypress (Park Ten Commons center) and is 10,153 square feet and will take a lot less money to get open. Our alternate location is in the Times Square Plaza at I-10 & 99 and is 15,500 square feet but needs more buildout done to get open. Both locations are ideal for Vegas Texas Casino and either location can be open within 90-120 days from signing the lease.



## Social Casino

Social gaming has become a \$23 billion dollar industry as of 2021 and growing every year. Of that \$23 billion spent, nearly \$6 billion was spent at online social casinos. A social casino doesn't require a person to pay to play, most online social casinos give a player a small amount of chips to play with hopes the player will eventually purchase additional chips to continue to play. Players spend billions a year with no chance of winning real money, solely for entertainment. These players may get to play casino games, but they don't get the true casino experience since it's online. Vegas Texas Casino will change that. We will give them the look and feel of a real Las Vegas casino with a social atmosphere that is stress free in a fun environment.

The social gaming side of our casino will offer the same games as our sweepstakes side, but for practice and/or just for fun. We will keep it exciting and competitive by offering leader boards, free entries to play on our sweepstakes tables, tournaments to win real money, food and drink specials, weekly and monthly prizes and many more was to keep the players engaged and to keep them coming back.

Players will purchase casino "chips" called gold chips to play at our social tables. There will be different packages they can purchase, but as an example they will pay \$35 dollars for 3000 gold chips. They will get 30 chips as each chip will be worth 100 chips. These chips will not have any monetary value and will be used to play our casino style games. We will keep track of all players purchases with their players card and will keep track of their "winnings" on our leader boards. We will offer prizes to our top players in the form of cash, merchandise, food, drinks and more.

We will offer several different packages for players to purchase **Gold** chips to play our games. An example would be:

\$35.00 – 2,500 **Gold** chips

\$35.00 – 2,500 **Gold** chips (PLUS 35 **Sweeps** chips free)

\$45.00 – 3,000 **Gold** chips

\$45.00 – 3,000 **Gold** chips (PLUS 45 **Sweeps** chips free)

Giving free sweeps chips is one of the key ways of keeping our sweepstakes games legal in Texas. With each purchase of gold chips, players will have the option of getting free sweeps chips to use on our sweepstakes tables.

## Sweepstakes Casino

Our casino's primary purpose is to provide entertainment and a place to practice before going to a traditional casino, but we can't ignore the popularity of the sweepstakes model. Online sweepstakes casinos, also known as sweeps casinos, have emerged as a booming industry in recent years, paralleling the success of social casinos. Unlike traditional gambling, sweeps casinos provide players with a chance to win real money without violating gambling laws, as they adhere to federal sweepstakes regulations by offering sweeps chips free of charge. This approach is reminiscent of the popular McDonald's Monopoly game from the early 2000s, where customers would receive a free game piece with the purchase of certain items, with some game pieces instantly awarding prizes such as free drinks, food, or even cash, while others could be collected to potentially win up to \$1,000,000.

As mentioned above, gold chips are purchased by players for social/practice playing while Sweeps chips are given free with each purchase of gold chips. 1 Sweeps chip is equivalent to \$1 USD and cannot be redeemed for real money until a player plays the Sweeps chip at our Sweeps tables.

There are several key aspects to staying legal in Texas, but giving the sweeps chip away free is the most crucial. A player can never purchase a sweeps chip, it can only be given free with purchase of a legit product. Once the player receives the free sweeps chip they can use that chip at any of our sweeps tables. Since 1 sweeps chip is equivalent to \$1 USD, playing the chip is just like playing at a traditional casino. There will be a minimum bet at sweeps tables that start at 5 sweeps chips and will increase to 15-25 sweeps chips per hand based on the day of the week and the time of day. As an example, the minimum bet on Monday afternoon may be 5 sweeps chips, and 25 sweeps chips on Saturday night. Business will dictate the minimum bets. As with the minimum bets, each table will also have a maximum bet which is also a key element to staying legal.

Sweepstakes casinos are legal in 46 states including Texas. This allows us to operate very similar to a traditional casino, but there are strict laws that must be followed. We have spent the last 4 years developing our business model to adhere to state and federal laws to maximize profits and stay 100% legal. Casinos make money, lots of money and we have the ability and knowledge to be the first in-person social/sweepstakes casino to ever open.

Though our first casino will be in Katy, Texas, once we prove our concept, there's room to open an additional 3-4 locations in the Houston area and expand to Dallas, Austin and San Antonio.

We anticipate investors will be paid their initial investment back in the first 18 months, and an additional \$500K-\$1.75M by the end of year two depending on the location we start with.



## Texas Gambling Laws

In Texas, traditional online casinos are prohibited, and this stance is unequivocal. As of 2024, the state continues to uphold its conservative position on online and land-based gambling.

Despite some tentative efforts to alter the legal framework, no legislation currently permits the operation of real-money online casinos or online sports betting in Texas.

Two bills, specifically House Bill 2843 and House Bill 1942, were introduced to legalize casino gaming and sports betting, but these attempts have been unsuccessful. Although discussions have taken place within the state legislature, it seems highly improbable that online casinos will be legalized in Texas in the near future.

In the absence of legally recognized online casinos, sweepstakes casinos operate as a lawful alternative. These platforms enable Texas residents to enjoy casino-style games while remaining compliant with the law.

Texas players looking for the excitement of casino games face limited options. One alternative is offshore online casinos; however, these platforms have significant drawbacks. They operate in a legally uncertain environment and often evade local regulations, which can create substantial security risks for players.

This is where sweepstakes casinos become relevant, providing a legal and secure alternative. Unlike traditional real-money betting, the sweepstakes gaming model uses virtual currencies, specifically Gold Coins for Standard Play and Sweeps Coins for Promotional Play. In Texas sweepstakes casinos, players can enjoy a diverse selection of games, including classic fruit slots and popular table games.

### **So, how are sweepstakes casinos legal in Texas?**

To put it plainly, sweepstakes casinos are fully legal in Texas because, unlike typical real-money gambling, they function under a distinct legal framework.

The sweepstakes model allows all Texas residents to participate in casino-style games without breaking state gambling laws. This is possible because no purchase



is necessary to play, a major difference from real-money casinos that require deposits.

In sweepstakes casinos, players do not directly gamble with real money. Instead, they use a system of virtual currencies consisting of two types of coins: "Gold Coins" for playing games for fun (Standard Play) and "Sweeps Coins" for participating in sweepstakes games (Promotional Play).

These virtual currencies can be acquired for free through various means, such as daily login bonuses, weekly or monthly challenges, VIP rewards, social media contests, or even mail-in requests. Players have the opportunity to win real-world prizes or cash rewards by using redeemable Sweeps Coins.



## Poker Room

In recent years, there has been a proliferation of poker rooms across Texas that operate within the legal framework by refraining from raking the pot and instead charging hourly sitting fees. We will feature a poker room that offers both cash games and tournament games, operating 7 days a week. We will initially start with 2-3 tables and expand as demand requires. Furthermore, we will incorporate a sweepstakes model for a few poker tables allowing us to legally rake the pot and significantly increase the revenue for the casino.

## Market Analysis

This is an industry that is only online but we are going to change that by being the first in-person social casino with a true look and feel of a real Las Vegas casino.

There are 'sweepstakes cafes' operating legally in Texas, but they only offer slot machines like 8-liners you find in convenience stores and are not appealing or safe to play in. Though we will offer a wide variety of slot machines, our business model is completely different and 100% legal.

The only semi-competition currently in the market are several poker rooms throughout Texas, but they do not offer anything other than poker. Once we open these poker rooms may attempt to copy us, but our business model took years to complete and will take time for anyone to copy what we're offering as navigating the legal structure is very tricky. However, we will have competition eventually and will adjust as needed.

CASINO

## Franchising

We are excited about the high level of interest we expect to receive in franchising once we open. While we see this as a tremendous growth opportunity, we are committed to thoroughly validating our concept for a minimum of 18-24 months before embarking on franchising.

Once we start franchising, we will concentrate on states where gambling is not legal, but we'll also franchise in all states as our concept will work whether gambling is legal or not.

\*Franchising projections are NOT included in our 36 month numbers.



## Locations

We are actively negotiating with four different locations, and the funds we secure will influence our decision on which one to open. We plan to launch only one of these sites initially, but once we reach profitability at our first location, we can explore the possibility of expanding to the other three. Each option presents potential; the main distinctions between them are the startup costs and the capacity for gaming tables and slot machines at each site.

**Preferred location (2730 Fondren):** This location is situated at the intersection of Westheimer and Fondren and was formerly a poker room called River Room Social Club, which operated for just eight months. The space features over \$1 million in buildout, a complete kitchen and bar, a cash room, offices, a security room, and more. It is an excellent site, but time is critical as it is likely to lease quickly. The area spans just under 19,000 square feet and can accommodate over 60 gaming tables.

**Option 2 (12126 Westheimer Rd):** This location is located 5 miles west of the aforementioned Fondren site and encompasses 17,000 square feet. It includes a fully built-out kitchen, a 5,000 square foot area designated for the casino, a 3,000 square foot space for the bar/restaurant/lounge, and several multi-purpose areas. Currently functioning as a wedding venue, we are in negotiations to take over the lease. The asking price is \$350,000, but we believe we can secure the location for under \$100,000. This site has the capacity for 50 or more gaming tables, although the pro forma only accounts for 36 tables in use.

**Option 3 (Park Ten Commons):** This location is situated at the intersection of I-10 and Barker Cypress, offering excellent visibility to I-10 traffic. Formerly an Irish pub that closed during COVID, the space is in good condition and will need only minimal renovations to become operational. It will require some kitchen equipment and repairs or replacements for the HVAC system. The venue features two bars, a commercial kitchen, two walk-in coolers, and a walk-in freezer. We will have the capacity to accommodate 75-100+ guests in the restaurant area, along with ample space for our casino tables and slot machines.

***RESTAURANT:***

We will have a 75-100 seat casual restaurant serving American cuisine with a limited menu consisting of 5-7 appetizers selections, 10+ entrees and an assortment of deserts. We want to keep our average ticket per person to \$20-\$25. We will serve high quality, but reasonably priced meals to ensure our players keep coming back. We will offer comps to winners & losers when needed.

***FULL-SERVICE BARS:***

We will offer 2 full-service bars to be able to serve our players and non-players alike. We will offer Top Shelf, Super Premium, Premium, Call & Well drinks to our players and guests. Our bartenders will be highly trained will be required to be TABC certified and have experience in a fast-paced environment. Our prices will be very reasonable compared to a regular bar/club as the goal is to keep our players gambling. We will offer comps to winners & losers when needed.

**Optional 4 (Times Square Plaza):** This location is in Katy at the corner of 99 & I-10 and is 15,500 square feet in size. It was previously Midnight Rodeo night club that closed before COVID. The casino floor will be surrounded by a full-service restaurant, 2 full-service bars and a lounge. The only drawback to this location is the cost of buildout as the entire space needs to be redone as well as a kitchen build. The estimated cost is roughly \$450,000



## Games Offered

### ***BLACKJACK:***

Blackjack is the most popular table game in casinos around the world. The average house edge for blackjack is 2% but goes as high as 5%+ or as low as 0.5%. The difference in the house edge is based on many factors, number of decks used, house rules, etc. Most casinos in Las Vegas pay odds of 3 to 2 blackjack until a few years ago when most switched to 6 to 5 blackjack giving the house a better edge. We will pay 6 to 5 as this will ensure our house edge remains at 2% or greater. The 2% house edge is based on playing each hand perfectly using standard rules and a basic strategy. Knowing this is not the “norm”, our house edge will be well above the 2%, but our proforma numbers are using only a 2% house edge.

Based on the day and time of day, our min bet will be 5.00 sweeps chips and go up to 10.00, 15.00 and then 25.00 throughout the day.



### ***BACCARAT:***

Baccarat is a close second to blackjack in popularity in casinos and gaining. In many casinos outside of the US, baccarat is more popular than blackjack. Baccarat is more profitable than blackjack as the average house edge is close to 3%. It can be as high as 14.44% and as low as 1.01% based on standard rules and perfect play and a basic strategy. The number included in our proforma is only using a 2% house edge.

### ***ROULETTE:***

American Roulette (0,00) has some of the best odds for the casino than most other games. The house edge averages 5.26% but is as high as 7.89%+ and as low as 3.77%. The numbers included in our proforma are the average of 5.26% though we know they will be much higher.



## ***CRAPS:***

Craps is extremely popular all over the world and is very profitable to a casino. The average house edge for a casino is 1.56% but goes as high as 16.9% and as low as 0%. The wide variance in the house edge is the many different types of bets offered on a craps table. Though 1.56% is the average house edge, we expect our average house edge to be closer to 5% or greater. Our proforma numbers are only based on the 1.56% average. Our craps table will be 12' in length. The standard length in Las Vegas.





## ***SLOT MACHINES:***

Slot Machines are by far the most profitable games in a casino. 65%-75% of casino profits come from slot machines. The average payout (RTP) for Las Vegas casinos are between 89.06%-92% based on amount played. Our slots will start at .25 and go up to \$1.00 per play. We will be using computer-based slot machines that will use either proprietary software or software leased from several options available.

Our slot machines will be computer based, but with the look and feel of a real slot machine.

(below picture is actual sweepstakes slot machines)



## Future Games & Additional Revenue

### **ADDITIONAL CASINO GAMES:**

We'll add additional popular casino games as we grow, such as Caribbean Stud Poker, Pai Gow poker, Keno, Casino War, High Card Flush, etc.

### **SPORTSBOOK:**

We will add a sportsbook sometime in year 2 using the sweepstakes model as well. We'll also add a Prize Picks style game as soon as possible once we open.

### **ONLINE SWEEPSTAKES CASINO:**

We will add an online sweepstakes casino within the first 12-18 months. We will use the same name as our land-based casino to expand our brand awareness. This will add additional name recognition as well as a substantial revenue boost. Numbers reflected in this package do not include revenue from online.

### **ADDITIONAL LOCATIONS:**

We can open 3-4 locations in and around the Houston Metro-Plex area and then expand to other Texas markets before moving to additional states.

A large, semi-transparent watermark logo for 'VEGAS TEXAS CASINO' is centered on the page. The word 'VEGAS' is in a large, bold, serif font. Below it, 'TEXAS' is written in a smaller, serif font, with a small outline of the state of Texas positioned between the two words. At the bottom, 'CASINO' is written in a large, bold, serif font. The entire logo is set against a circular background with decorative elements.

VEGAS  
TEXAS  
CASINO

**2730 Fondren**  
36 Month Summary

	Revenue	Expenses	Net Profit	Cash Flow
Year 1	\$ 13,415,543.36	\$ 10,457,743.85	\$ 2,957,799.51	\$ 3,157,799.51
Year 2	\$ 17,357,718.91	\$ 11,281,821.17	\$ 6,075,897.74	\$ 9,233,697.25
Year 3	\$ 18,454,613.21	\$ 11,475,134.91	\$ 6,979,478.31	\$ 16,213,175.55
<b>3 Year Total</b>	<b>\$ 49,227,875.48</b>	<b>\$ 33,214,699.93</b>	<b>\$ 16,013,175.55</b>	<b>\$ 16,213,175.55</b>



Sales Tax	\$12,375	\$12,375	\$12,375	\$15,469	\$18,563	\$18,563	\$18,563	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$219,656
Regulatory/Legal	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Software Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Slots Software Comm	\$25,755	\$25,755	\$25,755	\$38,633	\$38,633	\$38,633	\$38,633	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$502,232
Electric Bill	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Food Cost	\$25,800	\$25,800	\$25,800	\$32,250	\$38,700	\$38,700	\$38,700	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$457,950
Beverage Cost	\$27,900	\$27,900	\$27,900	\$34,875	\$41,850	\$41,850	\$41,850	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$495,225
Food/Beverage Comps	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Casino Supplies	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Memberships Software	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Misc Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Prizes/Misc	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$900,000
<b>Total</b>	<b>\$762,919</b>	<b>\$762,919</b>	<b>\$762,919</b>	<b>\$839,157</b>	<b>\$859,050</b>	<b>\$859,050</b>	<b>\$859,050</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$935,288</b>	<b>\$10,457,744</b>
<b>Net</b>	<b>-\$59,557</b>	<b>-\$59,557</b>	<b>-\$59,557</b>	<b>\$175,885</b>	<b>\$193,491</b>	<b>\$193,491</b>	<b>\$193,491</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$428,934</b>	<b>\$2,957,800</b>
Cash Flow (\$280K to open)	\$140,443	\$80,885	\$21,328	\$197,213	\$390,704	\$584,196	\$1,013,130	\$1,442,064	\$1,870,998	\$2,299,932	\$2,728,866	\$3,157,800	\$3,157,800	\$3,157,800	\$3,157,800	\$3,157,800	\$3,157,800	\$3,157,800	\$3,157,800

\$649,194





	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36	Total
# of Players/Night	350	350	350	350	375	375	375	375	400	400	400	400	0
# of Players/Month	10500	10500	10500	10500	11250	11250	11250	11250	12000	12000	12000	12000	12000
<b>Income</b>													
<b>Sweeps Casino</b>													
Blackjack	\$421,954	\$421,954	\$421,954	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$5,253,325
Baccarat	\$174,026	\$174,026	\$174,026	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$2,166,626
Craps	\$46,362	\$46,362	\$46,362	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$577,206
Roulette	\$149,954	\$149,954	\$149,954	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$1,866,933
Slots	\$226,648	\$226,648	\$226,648	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$2,821,772
Memberships	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alcohol	\$157,500	\$157,500	\$157,500	\$168,750	\$168,750	\$168,750	\$168,750	\$168,750	\$180,000	\$180,000	\$180,000	\$180,000	\$2,025,000
Food	\$105,000	\$105,000	\$105,000	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$120,000	\$120,000	\$120,000	\$120,000	\$1,350,000
Merch/Misc	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
<b>SubTotal</b>	<b>\$1,286,445</b>	<b>\$1,286,445</b>	<b>\$1,286,445</b>	<b>\$1,337,392</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$16,120,862</b>
<b>Social Casino</b>													
Blackjack	\$87,410	\$87,410	\$87,410	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$1,088,259
Baccarat	\$58,605	\$58,605	\$58,605	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$729,629
Craps	\$19,582	\$19,582	\$19,582	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$243,798
Roulette	\$21,853	\$21,853	\$21,853	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$272,065
<b>SubTotal</b>	<b>\$187,450</b>	<b>\$187,450</b>	<b>\$187,450</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$2,333,751</b>
<b>Total (Casino)</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,534,214</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$18,454,613</b>
<b>Poker Room</b>													
9 players per table	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Players/Night	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Players/Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Membership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Player Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SubTotal (Poker)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenue Grand Total</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,534,214</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$18,454,613</b>
<b>Expenses</b>													
Rent (NNN)	\$50,000	\$50,000	\$50,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$645,000
Advertising	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,200,000
General Manager	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Casino Consultant	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Assistant GM	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$96,000
Pit Boss (8)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$600,000
Dealers( #Tables)	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$1,814,256
Cashiers (6)	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$240,000
Waitresses/Bar (15)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$480,000
Resturant Manager	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
Bar Manager	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
Kitchen Staff	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$224,400
Resturant/Bar Asst	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
Security (5)	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$384,000
Back Office (3)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$180,000
Payroll Tax	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$445,066
Employee Benefits	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$222,533
TABC Taxes	\$23,625	\$23,625	\$23,625	\$23,625	\$25,313	\$25,313	\$25,313	\$25,313	\$27,000	\$27,000	\$27,000	\$27,000	\$303,750



Sales Tax	\$21,656	\$21,656	\$23,203	\$23,203	\$24,750	\$24,750	\$24,750	\$24,750	\$24,750	\$24,750	\$278,438
Regulatory/Legal	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Software Maintenance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Slots Software Comm	\$56,662	\$56,662	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$705,443
Electric Bill	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV/package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Food Cost	\$45,150	\$45,150	\$48,375	\$48,375	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$580,500
Beverage Cost	\$48,825	\$48,825	\$52,313	\$52,313	\$55,800	\$55,800	\$55,800	\$55,800	\$55,800	\$55,800	\$627,750
Food/Beverage Comps	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Casino Supplies	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Membership Software	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Misc Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Prizes/Misc	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$900,000
<b>Total</b>	<b>\$940,440</b>	<b>\$940,440</b>	<b>\$958,220</b>	<b>\$958,220</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$11,475,135</b>
<b>Net</b>	<b>\$533,455</b>	<b>\$533,455</b>	<b>\$594,745</b>	<b>\$594,745</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$6,979,478</b>
<b>Cash Flow</b>	<b>\$9,767,152</b>	<b>\$10,300,607</b>	<b>\$12,014,749</b>	<b>\$13,204,239</b>	<b>\$14,402,532</b>	<b>\$15,006,080</b>	<b>\$15,609,628</b>	<b>\$16,213,176</b>	<b>\$16,213,176</b>	<b>\$16,213,176</b>	

## Explanation of Projections (2730 Fondren Rd)

- 1. Number of players per night/month:** The nightly number of 350 is an average over the month. Thursday –Sunday will be our busiest days averaging 250+ players and Monday –Wednesday averaging 100-150 players.
- 2. Sweepstakes Casino Projections:** We will have a total of 36 tables & 100+ slot machines to start. We will offer 15 blackjack tables, 5 baccarat tables, 3 roulette & 1 craps table on the sweepstakes side to start. We will have 5 blackjack tables, 5 baccarat tables and 1 roulette table and 1 craps table for the social side of the casino.

Below are the projected hourly profits per sweepstakes table. These estimates are low as they are based on each player betting the table minimum and playing each hand perfectly:

**Blackjack & Baccarat** - \$126/hr based on a 2% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$180/hr

**Roulette** - \$193.31/hr based on a 5.26% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$240/hr

**Craps** - \$262.55/hr based on a 1.56% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$330/hr

**Slots** - \$16.41/hr (per slot machine) with only 20 (of 100+) active at any given time. Should be closer to \$41.25/hr

The number of tables open on the sweepstakes side per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 3 tables open from open to close.  
Thursday –Sunday – 3 tables open from open to 5PM.  
15 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 2 table open from open to close.  
Thursday –Sunday – 2 tables open from open to 5PM.  
5 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
3 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

- 3. Social Casino Projections:** The numbers are based on each open table earning \$30 per seat per day and each seat flipping 3 times daily. It could be a total of 1 person spending \$90, or 3 different people spending \$30. The number of tables opened per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 2 tables open from open to close.  
Thursday – Sunday – 5 tables open from open to 5PM.  
5 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
5 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

- 4. Food & Drink Revenue:** We project an average player will spend \$10 in food and \$15 in alcohol. This projection is very low.
- 5. Rent:** Based off 10,153 sqft building at \$28.37/sqft (Including NNN)
- 6. Advertising:** We will spend an average of \$30,000/mo. on social media and possibly radio advertising.

- 7. Employees/Staff:** This will be dictated by business, but we have over staffed in these projections to ensure our projections can cover our expenses.
- 8. Employee Benefits:** We will offer full benefits to full time employees to ensure we attract and keep quality employees.
- 9. Regulatory/Legal:** We will have a regulatory person to keep on top of legal changes and to ensure we stay 100% compliant with local, state and federal laws as needed.
- 10. Slot Machine Software Comm:** This is the 25% commission paid to the supplier of our slot machine software.
- 11. Food Costs:** We have projected high food costs at 43%. This is very high, but wanted to project a higher cost to be safe.
- 12. Alcohol Cost:** Just like food cost, we projected alcohol cost high at 31%.
- 13. Casino Supplies:** Cards, dice, chips, etc.
- 14. Food & Beverage Comps:** We will give food and beverage comps to players, similar to casinos. These will be used to attract players to come back in or by managers when needed.
- 15. Prizes:** We will do weekly & monthly drawings, free trips, giveaways, etc.

CASINO

Seed Round Investment  
2730 Fondren Rd

We are offering a 30% ownership for \$900,000  
Or  
\$900,000 24-month convertible loan at 8% interest plus % ownership

**USE OF FUNDS:**

Build Out	\$50,000**
Operating Capital	\$290,000
Deposits	\$100,000
Set up Legal	\$10,000
Tables	\$100,000
Chairs	\$35,000
Restaurant Tables	\$2,000
Restaurant Chairs	\$3,000
Bar Chairs	\$5,000
Bar High Tables	\$2,000
Chips	\$75,000 (75,000)
Gaming Supplies	\$30,000 (cards, dice, etc.)
Website	\$5,000
Players Software	\$10,000
Rest/Bar Software	\$5,000
Security System	\$2,500
Sound System	\$5,000
Camera system	\$20,000
Computers	\$6,000 (6)
TV's	\$5,000
Safes	\$10,000
TABC	\$10,000
Training	\$20,000 (dealer training)
Sign	\$45,000
Printing	\$15,000
Office Furniture	\$15,000
Legal	\$20,000
Miscellaneous	\$10,000

\*\* buildout is an estimated amount

**2730**  
2730 FONDREN ROAD  
**2730**

**18,344 SF Second Generation  
Event Venue/Restaurant/Club**  
Houston, TX 77063



TEXAS  
CASINO

# SITE FEATURES

## ADDRESS

2730 Fondren Rd.  
Houston, TX 77063

## BUILDING SF

18,344 SF

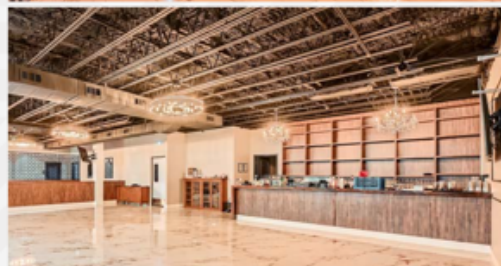
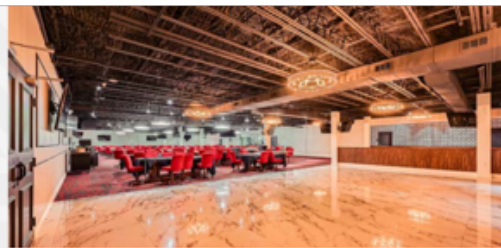
## PARCEL

2.2438 AC

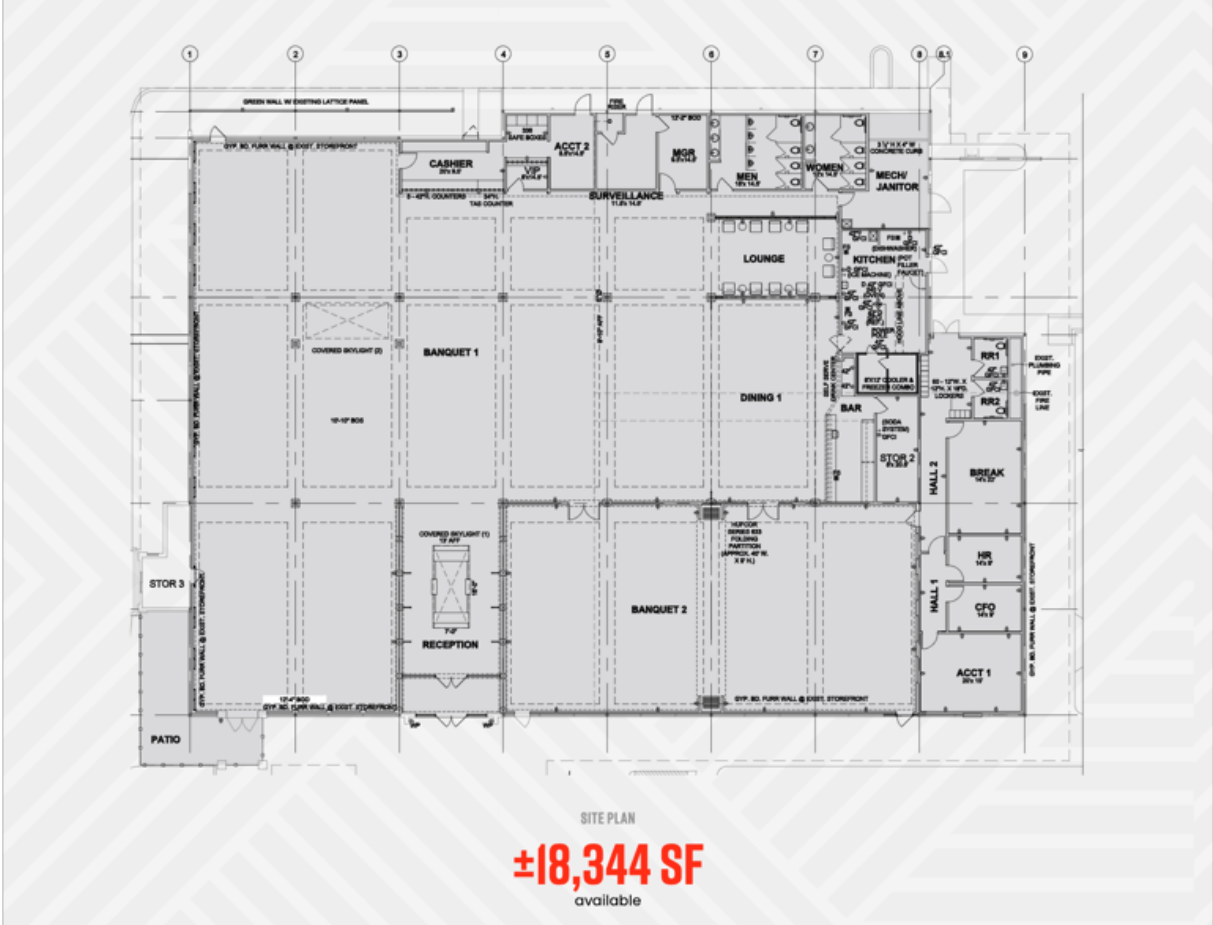
# HIGHLIGHTS

- 151 Total Parking Spaces
  - 145 Regular Spaces
  - 6 Handicap Spaces
- Fully built out kitchen & bar
- Perfect for entertainment user, nightclub, restaurant, event venue

**Please contact brokers for more information.**



TEXAS  
CASINO





**Westheimer Location**  
36 Month Summary

	Revenue	Expenses	Net Profit	Cash Flow
Year 1	\$ 13,415,543.36	\$ 10,061,743.85	\$ 3,353,799.51	\$ 3,553,799.51
Year 2	\$ 17,357,718.91	\$ 11,281,821.17	\$ 6,075,897.74	\$ 9,629,697.25
Year 3	\$ 18,454,613.21	\$ 11,475,134.91	\$ 6,979,478.31	\$ 16,609,175.55
3 Year Total	\$ 49,227,875.48	\$ 32,818,699.93	\$ 16,409,175.55	\$ 16,609,175.55



Sales Tax	\$12,375	\$12,375	\$12,375	\$15,469	\$18,563	\$18,563	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$21,656	\$219,656
Regulatory/Legal	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Software Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Slots Software Comm	\$25,755	\$25,755	\$25,755	\$38,633	\$38,633	\$38,633	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$51,511	\$502,232
Electric Bill	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Food Cost	\$25,800	\$25,800	\$25,800	\$32,250	\$38,700	\$38,700	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$45,150	\$457,950
Beverage Cost	\$27,900	\$27,900	\$27,900	\$34,875	\$41,850	\$41,850	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$48,825	\$495,225
Food/Beverage Comps	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Casino Supplies	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Membership Software	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Misc Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Prizes/Misc	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$900,000
<b>Total</b>	<b>\$729,919</b>	<b>\$729,919</b>	<b>\$729,919</b>	<b>\$806,157</b>	<b>\$826,050</b>	<b>\$826,050</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$902,288</b>	<b>\$10,061,744</b>
<b>Net</b>	<b>-\$26,557</b>	<b>-\$26,557</b>	<b>-\$26,557</b>	<b>\$208,885</b>	<b>\$226,491</b>	<b>\$226,491</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$461,934</b>	<b>\$3,353,800</b>
Cash Flow (\$280K to open)	\$173,443	\$146,885	\$120,328	\$329,213	\$555,704	\$555,704	\$1,244,130	\$1,706,064	\$2,167,998	\$2,629,932	\$3,091,866	\$3,553,800	\$3,553,800	\$3,553,800	\$3,553,800





	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	Month 34	Month 35	Month 36	Total
# of Players/Night	350	350	350	350	375	375	375	375	400	400	400	400	0
# of Players/Month	10500	10500	10500	10500	11250	11250	11250	11250	12000	12000	12000	12000	12000
Income													
<b>Sweeps Casino</b>													
Blackjack	\$421,954	\$421,954	\$421,954	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$443,052	\$5,253,325
Baccarat	\$174,026	\$174,026	\$174,026	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$182,727	\$2,166,626
Craps	\$46,362	\$46,362	\$46,362	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$48,680	\$577,206
Roulette	\$149,954	\$149,954	\$149,954	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$157,452	\$1,866,933
Slots	\$226,648	\$226,648	\$226,648	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$237,981	\$2,821,772
Memberships	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alcohol	\$157,500	\$157,500	\$157,500	\$168,750	\$168,750	\$168,750	\$168,750	\$168,750	\$180,000	\$180,000	\$180,000	\$180,000	\$2,025,000
Food	\$105,000	\$105,000	\$105,000	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$120,000	\$120,000	\$120,000	\$120,000	\$1,350,000
Merch/Misc	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
<b>SubTotal</b>	<b>\$1,286,445</b>	<b>\$1,286,445</b>	<b>\$1,286,445</b>	<b>\$1,337,392</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,356,142</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$1,374,892</b>	<b>\$16,120,862</b>
<b>Social Casino</b>													
Blackjack	\$87,410	\$87,410	\$87,410	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$91,781	\$1,088,259
Baccarat	\$58,605	\$58,605	\$58,605	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$61,535	\$729,629
Craps	\$19,582	\$19,582	\$19,582	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$20,561	\$243,798
Roulette	\$21,853	\$21,853	\$21,853	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$22,945	\$272,065
<b>SubTotal</b>	<b>\$187,450</b>	<b>\$187,450</b>	<b>\$187,450</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$196,822</b>	<b>\$2,333,751</b>
<b>Total (Casino)</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,534,214</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$18,454,613</b>
<b>Poker Room</b>													
9 players per table	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Players/Night	0	0	0	0	0	0	0	0	0	0	0	0	0
# of Players/Month	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Membership	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Player Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>SubTotal (Poker)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Revenue Grand Total</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,473,895</b>	<b>\$1,534,214</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,552,964</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$1,571,714</b>	<b>\$18,454,613</b>
<b>Expenses</b>													
Rent (NNN)	\$50,000	\$50,000	\$50,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$645,000
Advertising	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,200,000
General Manager	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Casino Consultant	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Assistant GM	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$96,000
Pit Boss (8)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$600,000
Dealers( #Tables)	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$151,188	\$1,814,256
Cashiers (6)	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$240,000
Waitresses/Bar (15)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$480,000
Resturant Manager	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
Bar Manager	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
Kitchen Staff	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$18,700	\$224,400
Resturant/Bar Asst	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$48,000
Security (5)	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$384,000
Back Office (3)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$180,000
Payroll Tax	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$37,089	\$445,066
Employee Benefits	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$18,544	\$222,533
TABC Taxes	\$23,625	\$23,625	\$23,625	\$23,625	\$25,313	\$25,313	\$25,313	\$25,313	\$27,000	\$27,000	\$27,000	\$27,000	\$303,750

Sales Tax	\$21,656	\$21,656	\$23,203	\$23,203	\$24,750	\$24,750	\$24,750	\$24,750	\$24,750	\$24,750	\$278,438
Regulatory/Legal	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Software Maintenance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Slots Software Comm	\$56,662	\$56,662	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$59,495	\$705,443
Electric Bill	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV/package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Food Cost	\$45,150	\$45,150	\$48,375	\$48,375	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$51,600	\$580,500
Beverage Cost	\$48,825	\$48,825	\$52,313	\$52,313	\$55,800	\$55,800	\$55,800	\$55,800	\$55,800	\$55,800	\$627,750
Food/Beverage Comps	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Casino Supplies	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Membership Software	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Misc Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Prizes/Misc	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$900,000
<b>Total</b>	<b>\$940,440</b>	<b>\$940,440</b>	<b>\$958,220</b>	<b>\$958,220</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$968,166</b>	<b>\$11,475,135</b>
<b>Net</b>	<b>\$533,455</b>	<b>\$533,455</b>	<b>\$594,745</b>	<b>\$594,745</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$603,548</b>	<b>\$6,979,478</b>
<b>Cash Flow</b>	<b>\$10,163,152</b>	<b>\$10,696,607</b>	<b>\$11,230,063</b>	<b>\$13,600,239</b>	<b>\$14,798,532</b>	<b>\$15,402,080</b>	<b>\$16,005,628</b>	<b>\$16,609,176</b>	<b>\$16,609,176</b>	<b>\$16,609,176</b>	

## Explanation of Projections (12126 Westheimer Rd)

- 1. Number of players per night/month:** The nightly number of 350 is an average over the month. Thursday –Sunday will be our busiest days averaging 250+ players and Monday –Wednesday averaging 100-150 players.
- 2. Sweepstakes Casino Projections:** We will have a total of 36 tables & 100+ slot machines to start. We will offer 15 blackjack tables, 5 baccarat tables, 3 roulette & 1 craps table on the sweepstakes side to start. We will have 5 blackjack tables, 5 baccarat tables and 1 roulette table and 1 craps table for the social side of the casino.

Below are the projected hourly profits per sweepstakes table. These estimates are low as they are based on each player betting the table minimum and playing each hand perfectly:

**Blackjack & Baccarat** - \$126/hr based on a 2% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$180/hr

**Roulette** - \$193.31/hr based on a 5.26% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$240/hr

**Craps** - \$262.55/hr based on a 1.56% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$330/hr

**Slots** - \$16.41/hr (per slot machine) with only 20 (of 100+) active at any given time. Should be closer to \$41.25/hr

The number of tables open on the sweepstakes side per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 3 tables open from open to close.  
Thursday –Sunday – 3 tables open from open to 5PM.  
15 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 2 table open from open to close.  
Thursday –Sunday – 2 tables open from open to 5PM.  
5 tables open from 5PM-close



**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
3 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**3. Social Casino Projections:** The numbers are based on each open table earning \$30 per seat per day and each seat flipping 3 times daily. It could be a total of 1 person spending \$90, or 3 different people spending \$30. The number of tables opened per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 2 tables open from open to close.  
Thursday – Sunday – 5 tables open from open to 5PM.  
5 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
5 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**4. Food & Drink Revenue:** We project an average player will spend \$10 in food and \$15 in alcohol. This projection is very low.

**5. Rent:** Based off 10,153 sqft building at \$28.37/sqft (Including NNN)

**6. Advertising:** We will spend an average of \$30,000/mo. on social media and possibly radio advertising.

- 7. Employees/Staff:** This will be dictated by business, but we have over staffed in these projections to ensure our projections can cover our expenses.
- 8. Employee Benefits:** We will offer full benefits to full time employees to ensure we attract and keep quality employees.
- 9. Regulatory/Legal:** We will have a regulatory person to keep on top of legal changes and to ensure we stay 100% compliant with local, state and federal laws as needed.
- 10. Slot Machine Software Comm:** This is the 25% commission paid to the supplier of our slot machine software.
- 11. Food Costs:** We have projected high food costs at 43%. This is very high, but wanted to project a higher cost to be safe.
- 12. Alcohol Cost:** Just like food cost, we projected alcohol cost high at 31%.
- 13. Casino Supplies:** Cards, dice, chips, etc.
- 14. Food & Beverage Comps:** We will give food and beverage comps to players, similar to casinos. These will be used to attract players to come back in or by managers when needed.
- 15. Prizes:** We will do weekly & monthly drawings, free trips, giveaways, etc.

CASINO

Seed Round Investment  
12126 Westheimer Rd

We are offering a 30% ownership for \$750,000  
Or  
\$750,000 24-month convertible note at 8% interest & 20% discount

**USE OF FUNDS:**

Build Out	\$100,000**
Operating Capital	\$200,000
Deposits	\$50,000
Set up Legal	\$2,500
Tables	\$96,000
Chairs	\$35,000
Restaurant Tables	\$7,500
Restaurant Chairs	\$3,000
Bar Chairs	\$5,000
Bar High Tables	\$2,000
Chips	\$75,000 (75,000)
Gaming Supplies	\$25,000 (cards, dice, etc.)
Website	\$5,000
Players Software	\$5,000
Rest/Bar Software	\$2,500
Security System	\$2,500
Sound System	\$2,500
Camera system	\$5,000
Computers	\$6,000 (6)
TV's	\$12,000
Safes	\$2,000
TABC	\$10,000
Training	\$20,000 (dealer training)
Sign	\$40,000
Printing	\$10,000
Office Furniture	\$1,000
Legal	\$5,000
Miscellaneous	\$10,000

\*\* buildout is an estimated amount

**Park Ten Commons Location**

**36 Month Summary**

	Revenue	Expenses	Net Profit	Cash Flow
Year 1	\$ 5,098,335.08	\$ 4,356,864.44	\$ 741,470.64	\$ 941,470.64
Year 2	\$ 6,907,924.57	\$ 4,859,733.96	\$ 2,048,190.60	\$ 2,989,661.25
Year 3	\$ 7,328,928.16	\$ 4,932,192.83	\$ 2,396,735.32	\$ 5,386,396.57
<b>3 Year Total</b>	<b>\$ 19,335,187.80</b>	<b>\$ 14,148,791.23</b>	<b>\$ 5,186,396.57</b>	<b>\$ 5,386,396.57</b>

	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Total
# of Players/Night	50	60	60	75	75	75	125	125	125	150	150	150	0
# of Players/Month	1500	1800	1800	2250	2250	2250	3750	3750	3750	4500	4500	4500	4500
Income													
<b>Sweeps Casino</b>													
Blackjack	\$59,598	\$59,598	\$59,598	\$89,397	\$89,397	\$89,397	\$119,196	\$119,196	\$119,196	\$119,196	\$119,196	\$119,196	\$1,162,161
Baccarat	\$59,598	\$59,598	\$59,598	\$89,397	\$89,397	\$89,397	\$119,196	\$119,196	\$119,196	\$119,196	\$119,196	\$119,196	\$1,162,161
Roulette	\$23,275	\$23,275	\$23,275	\$34,912	\$34,912	\$34,912	\$46,549	\$46,549	\$46,549	\$46,549	\$46,549	\$46,549	\$453,853
Craps	\$6,774	\$6,774	\$6,774	\$10,160	\$10,160	\$10,160	\$13,547	\$13,547	\$13,547	\$13,547	\$13,547	\$13,547	\$132,086
Slots	\$25,120	\$25,120	\$25,120	\$37,681	\$37,681	\$37,681	\$50,241	\$50,241	\$50,241	\$50,241	\$50,241	\$50,241	\$489,848
Memberships	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Alcohol	\$22,500	\$27,000	\$27,000	\$33,750	\$33,750	\$33,750	\$56,250	\$56,250	\$56,250	\$67,500	\$67,500	\$67,500	\$549,000
Food	\$15,000	\$18,000	\$18,000	\$22,500	\$22,500	\$22,500	\$37,500	\$37,500	\$37,500	\$45,000	\$45,000	\$45,000	\$366,000
Misc	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
<b>Sub Total</b>	<b>\$216,865</b>	<b>\$224,365</b>	<b>\$224,365</b>	<b>\$322,797</b>	<b>\$322,797</b>	<b>\$322,797</b>	<b>\$447,479</b>	<b>\$447,479</b>	<b>\$447,479</b>	<b>\$466,229</b>	<b>\$466,229</b>	<b>\$466,229</b>	<b>\$4,375,110</b>
<b>Social Casino</b>													
Blackjack	\$10,385	\$10,385	\$10,385	\$15,577	\$15,577	\$15,577	\$20,769	\$20,769	\$20,769	\$20,769	\$20,769	\$20,769	\$202,498
Baccarat	\$10,385	\$10,385	\$10,385	\$15,577	\$15,577	\$15,577	\$20,769	\$20,769	\$20,769	\$20,769	\$20,769	\$20,769	\$202,498
Roulette	\$5,418	\$5,418	\$5,418	\$8,127	\$8,127	\$8,127	\$10,836	\$10,836	\$10,836	\$10,836	\$10,836	\$10,836	\$105,651
Craps	\$3,193	\$3,193	\$3,193	\$4,789	\$4,789	\$4,789	\$6,386	\$6,386	\$6,386	\$6,386	\$6,386	\$6,386	\$62,259
<b>Sub Total</b>	<b>\$29,380</b>	<b>\$29,380</b>	<b>\$29,380</b>	<b>\$44,070</b>	<b>\$44,070</b>	<b>\$44,070</b>	<b>\$58,760</b>	<b>\$58,760</b>	<b>\$58,760</b>	<b>\$58,760</b>	<b>\$58,760</b>	<b>\$58,760</b>	<b>\$572,905</b>
<b>Total (Casino)</b>	<b>\$246,244</b>	<b>\$253,744</b>	<b>\$253,744</b>	<b>\$366,867</b>	<b>\$366,867</b>	<b>\$366,867</b>	<b>\$506,239</b>	<b>\$506,239</b>	<b>\$506,239</b>	<b>\$524,989</b>	<b>\$524,989</b>	<b>\$524,989</b>	<b>\$4,948,015</b>
<b>Poker Room</b>													
9 players per table													
# of Players/Night	9	9	9	9	9	9	9	9	9	9	9	9	0
# of Players/Month	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2	232.2
Membership	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,000
Player Fees	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$139,320
<b>Sub Total (Poker)</b>	<b>\$11,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$12,610</b>	<b>\$150,320</b>
<b>Revenue Grand Total</b>	<b>\$257,854</b>	<b>\$266,354</b>	<b>\$266,354</b>	<b>\$379,477</b>	<b>\$379,477</b>	<b>\$379,477</b>	<b>\$518,849</b>	<b>\$518,849</b>	<b>\$518,849</b>	<b>\$537,599</b>	<b>\$537,599</b>	<b>\$537,599</b>	<b>\$5,098,335</b>
<b>Expenses</b>													
Rent (MNN)	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$288,000
Advertising	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$360,000
General Manager	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Casino Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assistant GM	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$96,000
Pit Boss (3)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$216,000
Dealers (#Tables)	\$38,442	\$38,442	\$38,442	\$57,663	\$57,663	\$57,663	\$76,884	\$76,884	\$76,884	\$76,884	\$76,884	\$76,884	\$749,619
Cashiers (3)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Waitresses/Bar (5)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500	\$162,000
Resturant Manager	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$72,000
Bar Manager	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kitchen Staff	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$204,000
Resturant/Bar Asst	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security (4)	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$240,000
Back Office (2)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Payroll Tax	\$15,094	\$15,094	\$15,094	\$17,016	\$17,016	\$17,016	\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	\$18,938	\$209,962
Employee Benefits	\$7,547	\$7,547	\$7,547	\$8,508	\$8,508	\$8,508	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$9,469	\$104,981
TABC Taxes	\$1,508	\$1,809	\$1,809	\$2,261	\$2,261	\$2,261	\$3,769	\$3,769	\$3,769	\$4,523	\$4,523	\$4,523	\$36,783

Sales Tax	\$3,094	\$3,713	\$4,641	\$4,641	\$7,734	\$7,734	\$7,734	\$9,281	\$9,281	\$9,281	\$9,281	\$9,281	\$75,488
Regulatory/Legal	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Software Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Slots Software Comm	\$6,280	\$6,280	\$9,420	\$9,420	\$12,560	\$12,560	\$12,560	\$12,560	\$12,560	\$12,560	\$12,560	\$12,560	\$122,462
Electric Bill	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Cost	\$6,450	\$7,740	\$9,675	\$9,675	\$16,125	\$16,125	\$16,125	\$19,350	\$19,350	\$19,350	\$19,350	\$19,350	\$157,380
Beverage Cost	\$6,975	\$8,370	\$10,463	\$10,463	\$17,438	\$17,438	\$17,438	\$20,925	\$20,925	\$20,925	\$20,925	\$20,925	\$170,190
Food/Beverage Comps	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Casino Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Membership Software	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Misc Supplies	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Prizes/Misc	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$360,000
<b>Total</b>	<b>\$312,890</b>	<b>\$316,495</b>	<b>\$347,147</b>	<b>\$347,147</b>	<b>\$390,417</b>	<b>\$390,417</b>	<b>\$390,417</b>	<b>\$399,431</b>	<b>\$399,431</b>	<b>\$399,431</b>	<b>\$399,431</b>	<b>\$399,431</b>	<b>\$4,356,864</b>
<b>Net</b>	<b>-\$55,035</b>	<b>-\$50,141</b>	<b>\$32,330</b>	<b>\$32,330</b>	<b>\$128,431</b>	<b>\$128,431</b>	<b>\$128,431</b>	<b>\$138,168</b>	<b>\$138,168</b>	<b>\$138,168</b>	<b>\$138,168</b>	<b>\$138,168</b>	<b>\$741,471</b>
Cash Flow (\$200K to open)	\$144,965	\$94,824	\$109,343	\$109,343	\$270,104	\$270,104	\$270,104	\$665,134	\$665,134	\$803,302	\$803,302	\$803,302	\$941,471



Sales Tax	\$9,281	\$9,281	\$9,281	\$10,209	\$10,209	\$10,209	\$10,209	\$10,209	\$10,209	\$10,209	\$10,209	\$10,209	\$118,800
Regulatory/Legal	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Software Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Slots Software Comm	\$12,560	\$12,560	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$13,816	\$162,027
Electric Bill	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Cost	\$19,350	\$19,350	\$19,350	\$21,285	\$21,285	\$21,285	\$21,285	\$21,285	\$21,285	\$21,285	\$21,285	\$21,285	\$247,680
Beverage Cost	\$20,925	\$20,925	\$20,925	\$23,018	\$23,018	\$23,018	\$23,018	\$23,018	\$23,018	\$23,018	\$23,018	\$23,018	\$267,840
Food/Beverage Comps	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Casino Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Membership Software	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Misc Supplies	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Prizes/Misc	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$360,000
<b>Total</b>	<b>\$400,431</b>	<b>\$400,431</b>	<b>\$401,687</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$407,094</b>	<b>\$4,859,734</b>
<b>Net</b>	<b>\$137,168</b>	<b>\$137,168</b>	<b>\$176,661</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$182,503</b>	<b>\$2,048,191</b>
Cash Flow	\$1,078,639	\$1,215,807	\$1,529,636	\$1,712,139	\$1,894,642	\$2,077,146	\$2,259,649	\$2,442,152	\$2,624,655	\$2,807,158	\$2,989,661	\$2,989,661	\$2,989,661





Sales Tax	\$10,209	\$10,209	\$10,209	\$10,828	\$10,828	\$10,828	\$10,828	\$10,828	\$10,828	\$10,828	\$1,827,463
Regulatory/Legal	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Software Maintenance	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Slots Software Comm	\$13,816	\$13,816	\$14,507	\$14,507	\$14,507	\$14,507	\$14,507	\$14,507	\$14,507	\$14,507	\$172,012
Electric Bill	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Food Cost	\$21,285	\$21,285	\$21,285	\$22,575	\$22,575	\$22,575	\$22,575	\$22,575	\$22,575	\$22,575	\$265,740
Beverage Cost	\$23,018	\$23,018	\$23,018	\$24,413	\$24,413	\$24,413	\$24,413	\$24,413	\$24,413	\$24,413	\$287,370
Food/Beverage Comps	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Casino Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Membership Software	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
Misc Supplies	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
Prizes/Misc	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$360,000
<b>Total</b>	<b>\$408,094</b>	<b>\$408,094</b>	<b>\$408,785</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$412,391</b>	<b>\$4,932,193</b>
<b>Net</b>	<b>\$180,865</b>	<b>\$180,865</b>	<b>\$202,554</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$206,448</b>	<b>\$2,396,735</b>
Cash Flow	\$3,170,526	\$3,351,390	\$3,734,809	\$3,941,257	\$4,147,706	\$4,354,154	\$4,560,603	\$4,767,051	\$4,973,500	\$5,179,948	\$5,386,397

## Explanation of Projections (Park Ten Commons)

- 1. Number of players per night/month:** The nightly number of 150 is an average over the month. Thursday – Sunday will be our busiest days averaging 250+ players and Monday – Wednesday averaging 75-100 players.
- 2. Sweepstakes Casino Projections:** We will have a total of 11 tables & 12-20 slot machines to start. We will offer 3 blackjack tables, 3 baccarat tables, 2 roulette & 1 craps table on the sweepstakes side to start. We will have 1 blackjack table, 1 baccarat table and 1 roulette table for the social side of the casino. We will alternate our craps table from sweeps to social based on players wants/needs.

Below are the projected hourly profits per sweepstakes table. These estimates are low as they are based on each player betting the table minimum and playing each hand perfectly:

**Blackjack & Baccarat** - \$126/hr based on a 2% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$180/hr

**Roulette** - \$193.31/hr based on a 5.26% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$240/hr

**Craps** - \$262.55/hr based on a 1.56% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$330/hr

**Slots** - \$16.41/hr (per slot machine) with only 20 (of 100+) active at any given time. Should be closer to \$41.25/hr

The number of tables open on the sweepstakes side per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 2 tables open from open to close.  
Thursday – Sunday – 2 tables open from open to 5PM.  
3 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 2 table open from open to close.  
Thursday – Sunday – 2 tables open from open to 5PM.

3 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 0 table open from open to close.  
Thursday –Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday –Sunday – 0 table open from open to 5PM.  
.5 table open from 5PM-close

**3. Social Casino Projections:** The numbers are based on each open table earning \$30 per seat per day and each seat flipping 3 times daily. It could be a total of 1 person spending \$90, or 3 different people spending \$30. The number of tables opened per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 1 tables open from open to close.  
Thursday –Sunday – 1 tables open from open to 5PM.  
1 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 1 table open from open to close.  
Thursday –Sunday – 1 table open from open to 5PM.  
1 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 0 table open from open to close.  
Thursday –Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday –Sunday – 0 table open from open to 5PM.  
.5 table open from 5PM-close

**4. Food & Drink Revenue:** We project an average player will spend \$10 in food and \$15 in alcohol. This projection is very low.

**5. Rent:** Based off 10,153 sqft building at \$28.37/sqft (Including NNN)

**6. Advertising:** We will spend an average of \$30,000/mo. on social media and possibly radio advertising.

7. **Employees/Staff:** This will be dictated by business, but we have over staffed in these projections to ensure our projections can cover our expenses.
8. **Employee Benefits:** We will offer full benefits to full time employees to ensure we attract and keep quality employees.
9. **Regulatory/Legal:** We will have a regulatory person to keep on top of legal changes and to ensure we stay 100% compliant with local, state and federal laws as needed.
10. **Slot Machine Software Comm:** This is the 25% commission paid to the supplier of our slot machine software.
11. **Food Costs:** We have projected high food costs at 43%. This is very high, but wanted to project a higher cost to be safe.
12. **Alcohol Cost:** Just like food cost, we projected alcohol cost high at 31%.
13. **Casino Supplies:** Cards, dice, chips, etc.
14. **Food & Beverage Comps:** We will give food and beverage comps to players, similar to casinos. These will be used to attract players to come back in or by managers when needed.
15. **Prizes:** We will do weekly & monthly drawings, free trips, giveaways, etc.

CASINO

Seed Round Investment  
Park Ten Commons

We are offering a 30% ownership for \$750,000  
Or  
\$500,000 24-month convertible loan at 8% interest plus % ownership

**USE OF FUNDS:**

Build Out	\$290,000 **
Operating Capital	\$200,000
Deposits	\$50,000
Set up Legal	\$2,500
Games Tables	\$30,000
Slot Machines	\$6,000 (cabinets)
Chairs	\$10,000
Restaurant Tables	\$5,000
Restaurant Chairs	\$5,000
Bar Chairs	\$4,000
Bar High Tables	\$2,000
Chips	\$21,000
Gaming Supplies	\$10,000 (cards, dice, etc.)
Website	\$5,000
Players Software	\$5,000
Rest/Bar Software	\$5,000
Security System	\$1,500
Sound System	\$1,500
Camera system	\$5,000
Computers	\$6,000 (6)
TV's	\$12,000
Safes	\$5,000
TABC	\$10,000
Training	\$10,000 (dealer training)
Sign	\$30,000
Printing	\$5,000
Office Furniture	\$1,000
Legal	\$5,000
Miscellaneous	\$7,500

\*\* buildout is an estimated amount



# PARK TEN COMMONS SPACE FOR LEASE

**ENERGY CORRIDOR / I-10 FRONTAGE**  
NEC I-10 & BARKER CYPRESS, HOUSTON, TEXAS 77094



Patrick M. Miller 4M Investments, LLC. | Direct # 713-974-9325 | Mobile # 713-806-2695 | pmiller@4minvestments.com  
7800 Washington Avenue, Suite 700, Houston, Texas 77007

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

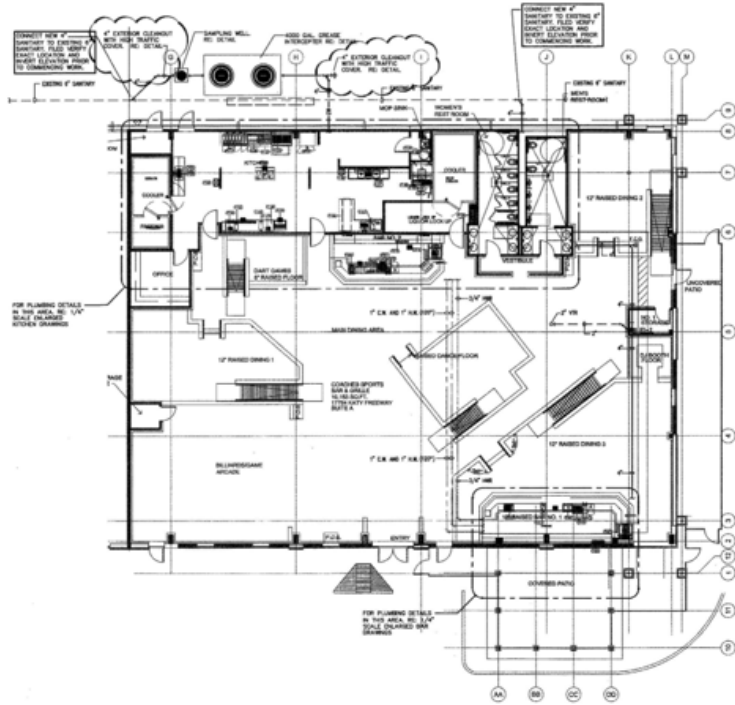




**PARK TEN COMMONS  
SPACE FOR LEASE**

**ENERGY CORRIDOR / I-10 FRONTAGE**  
NEC I-10 & BARKER CYPRESS, HOUSTON, TEXAS 77094

**±10,153 SF 2ND GEN RESTAURANT SPACE**



I-10 FRONTAGE

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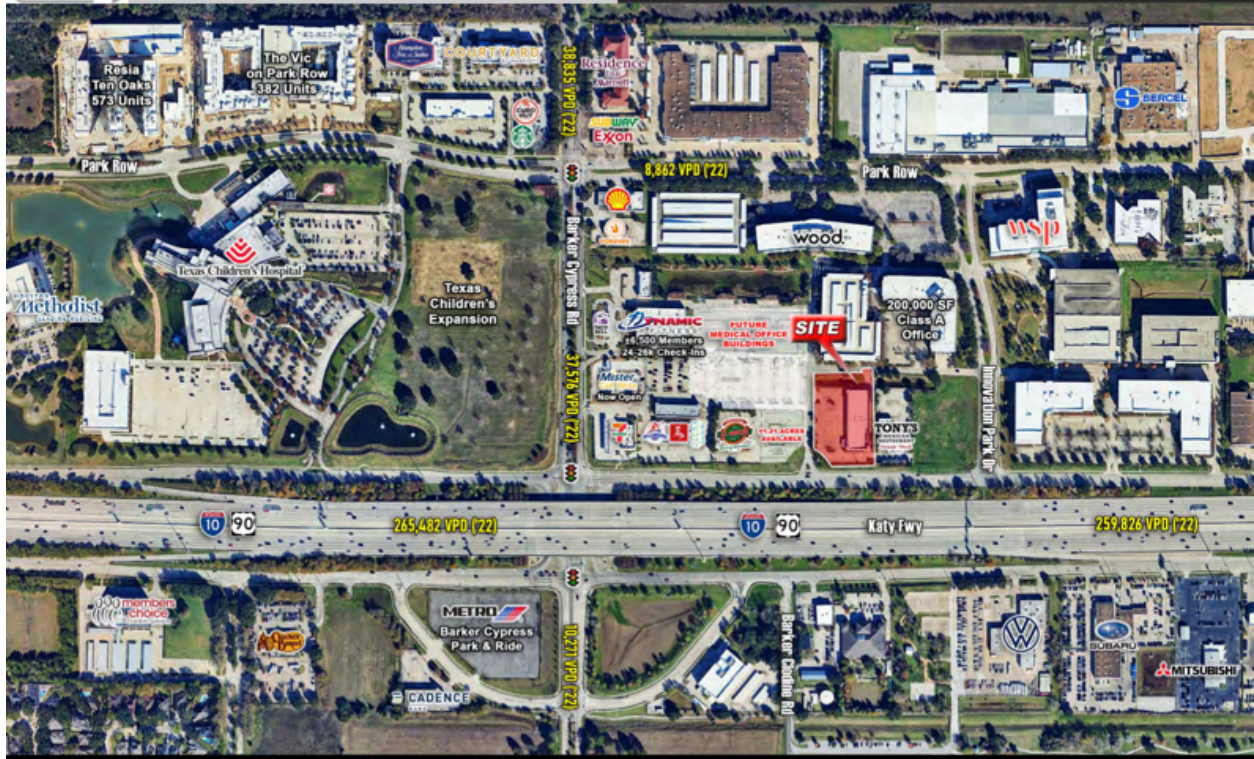






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**Times Square Location**  
36 Month Summary

	Revenue	Expenses	Net Profit	Cash Flow
Year 1	\$ 11,255,818.25	\$ 9,293,507.53	\$ 1,962,310.72	\$ 2,242,310.72
Year 2	\$ 14,790,981.68	\$ 10,067,553.77	\$ 4,723,427.91	\$ 6,965,738.62
Year 3	\$ 15,624,067.73	\$ 10,160,292.51	\$ 5,463,775.23	\$ 12,429,513.85
3 Year Total	\$ 41,670,867.66	\$ 29,521,353.81	\$ 12,149,513.85	\$ 12,429,513.85







Sales Tax	\$15,469	\$15,469	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$17,016	\$198,000
Regulatory/Legal	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$120,000
Maintenance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Software Maintenance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Slots Software Comm	\$51,511	\$51,511	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$56,662	\$664,492
Electric Bill	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Phone Bill	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
Direct TV package	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$18,000
Liability Insurance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Maintenance crew	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Food Cost	\$32,250	\$32,250	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$35,475	\$412,800
Beverage Cost	\$34,875	\$34,875	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$38,363	\$446,400
Food/Beverage Comps	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Casino Supplies	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$300,000
Membership Software	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
Misc Supplies	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000
Prizes/Misc	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$900,000
<b>Total</b>	<b>\$828,468</b>	<b>\$828,468</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$843,566</b>	<b>\$10,067,554</b>
<b>Net</b>	<b>\$312,612</b>	<b>\$324,222</b>	<b>\$411,506</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$420,310</b>	<b>\$4,723,428</b>
<b>Cash Flow</b>	<b>\$2,554,922</b>	<b>\$2,867,534</b>	<b>\$3,603,262</b>	<b>\$4,023,572</b>	<b>\$4,443,881</b>	<b>\$4,864,191</b>	<b>\$5,284,500</b>	<b>\$5,704,810</b>	<b>\$6,125,119</b>	<b>\$6,545,429</b>	<b>\$6,965,739</b>	<b>\$7,386,048</b>	<b>\$7,801,358</b>	<b>\$8,216,668</b>	<b>\$8,632,078</b>







## Explanation of Projections (Times Square Plaza)

- 1. Number of players per night/month:** The nightly number of 365 is an average over the month. Thursday – Sunday will be our busiest days averaging 450+ players and Monday – Wednesday averaging 175-200 players. We predict our occupancy permit will allow 650 people to be in our casino at any given time.
- 2. Sweepstakes Casino Projections:** We will have a total of 29 tables & 100+ slot machines to start. We will offer 13 blackjack tables, 3 baccarat tables, 1 roulette & 1 craps table on the sweepstakes side to start. The 11 other tables will be on our social side. The projections are based on 20-30% of tables being opened from noon-5PM and 80% of tables opened from 5PM – Midnight.

Below are the projected hourly profits per sweepstakes table. These estimates are low as they are based on each player betting the table minimum and playing each hand perfectly:

**Blackjack & Baccarat** - \$126/hr based on a 2% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$180/hr

**Roulette** - \$193.31/hr based on a 5.26% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$240/hr

**Craps** - \$262.55/hr based on a 1.56% house edge and all players using a strategy and playing each hand perfectly. Should be closer to \$330/hr

**Slots** - \$16.41/hr (per slot machine) with only 20 (of 100+) active at any given time. Should be closer to \$41.25/hr

The number of tables open on the sweepstakes side per day will be dictated by business, but for these projections we scaled the estimate down to the following:

<b>Blackjack</b>	– Monday – Wednesday	– 2 tables open from open to close.
	Thursday – Sunday	– 5 tables open from open to 5PM.
		13 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 2 tables open from open to 5PM.  
3 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

- 3. Social Casino Projections:** The numbers are based on each open table earning \$30 per seat per day and each seat flipping 3 times daily. It could be a total of 1 person spending \$90, or 3 different people spending \$30. The number of tables opened per day will be dictated by business, but for these projections we scaled the estimate down to the following:

**Blackjack** – Monday – Wednesday – 2 tables open from open to close.  
Thursday – Sunday – 3 tables open from open to 5PM.  
6 tables open from 5PM-close

**Baccarat** – Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
3 tables open from 5PM-close

**Roulette** - Monday – Wednesday – 1 table open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

**Craps** - Monday – Wednesday – 0 tables open from open to close.  
Thursday – Sunday – 1 table open from open to 5PM.  
1 table open from 5PM-close

- 4. Food & Drink Revenue:** We project an average player will spend \$10 in food and \$15 in alcohol. This projection is very low.

- 5. Rent:** Based off 15,500 sqft building at \$16/sqft + \$6.25 NNN

- 6. Advertising:** We will spend an average of \$100,000/mo. on social media and possibly radio advertising.
- 7. Employees/Staff:** This will be dictated by business, but we have over staffed in these projections to ensure our projections can cover our expenses.
- 8. Employee Benefits:** We will offer full benefits to full time employees to ensure we attract and keep quality employees.
- 9. Regulatory/Legal:** We will have a regulatory person to keep on top of legal changes and to ensure we stay 100% compliant with local, state and federal laws as needed.
- 10. Slot Machine Software Comm:** This is the 25% commission paid to the supplier of our slot machine software.
- 11. Food Costs:** We have projected high food costs at 43%. This is very high, but wanted to project a higher cost to be safe.
- 12. Alcohol Cost:** Just like food cost, we projected alcohol cost high at 31%.
- 13. Casino Supplies:** Cards, dice, chips, etc.
- 14. Food & Beverage Comps:** We will give food and beverage comps to players, similar to casinos. These will be used to attract players to come back in or by managers when needed.
- 15. Prizes:** We will do weekly & monthly drawings, free trips, giveaways, etc.

Seed Round Investment  
Time Square Plaza

We are offering a 30% ownership for \$1,500,000  
Or  
\$1,500,000 24-month convertible loan at 8% interest plus % ownership

**USE OF FUNDS:**

Build Out	\$450,000 (kitchen, permits, carpet, etc)**
Operating Capital	\$380,000
Deposits	\$30,000
Set up Legal	\$10,000
Tables	\$75,000 (19 BJ, 6 Bacc, 2 Roulette, 2 Craps)
Slot Machines	\$200,000 (computers/servers)
Chairs	\$30,000 (200)
Restaurant Tables	\$5,000
Restaurant Chairs	\$7,500
Bar Chairs	\$4,000
Bar High Tables	\$2,000
Chips	\$50,000 (50,000)
Gaming Supplies	\$30,000 (cards, dice, etc.)
Website	\$5,000
Players Software	\$10,000
Rest/Bar Software	\$5,000
Security System	\$2,500
Sound System	\$5,000
Camera system	\$20,000
Computers	\$6,000 (6)
TV's	\$20,000 (40)
Safes	\$20,000
TABC	\$10,000
Training	\$20,000 (dealer training)
Sign	\$45,000
Printing	\$15,000
Office Furniture	\$15,000
Legal	\$20,000
Miscellaneous	\$10,000

\*\* buildout is an estimated amount

# TIMES SQUARE PLAZA

SWC I-10 & GRAND PKWY | KATY, TX



TEXAS  
CASINO

## PROPERTY INFORMATION

- › 92,749 SF shopping center and located at I-10 and the Grand Parkway in the expanding Katy/Cinco Ranch trade area
- › Located directly off Grand Parkway/SH 99 between Fernhurst Dr. and Kingsland Blvd.
- › Trade area retailers include: Costco, Charming Charlie, Verizon, and BB's Cafe
- › Co-Tenants Include: Top Dog Grooming, Honey Baked Ham Express, Times Square Entertainment and Fred Astaire Dance Studios, Ceramics By Tess, Godfather's Pizza (coming soon)

## AVAILABLE

- › 1,500 SF
- › 3,000 SF
- › 15,575 SF



### POPULATION

1 Mile	3 Miles	5 Miles
9,247	87,180	202,966



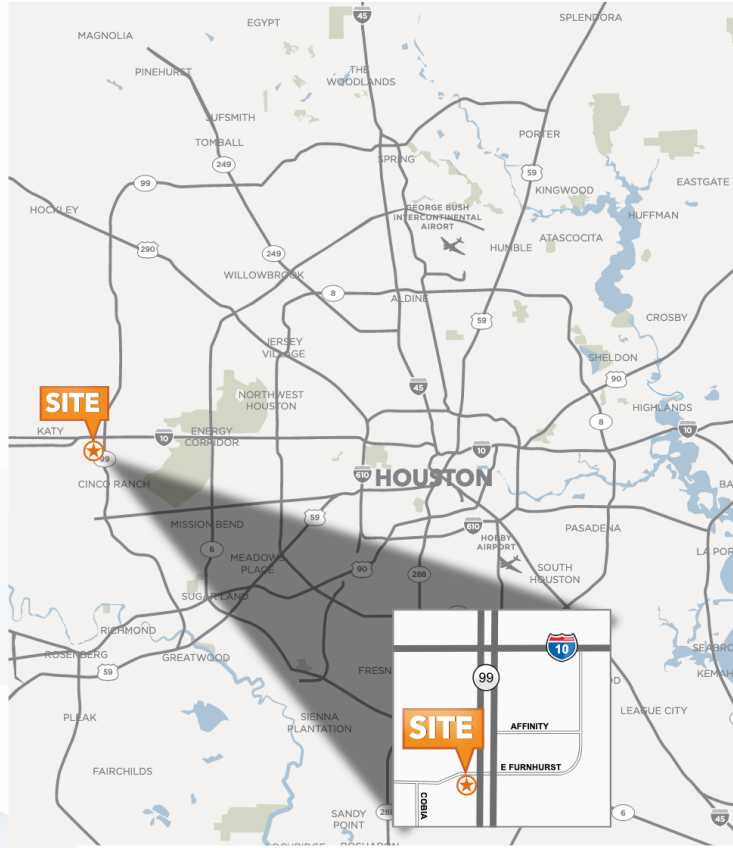
### AVERAGE HH INCOME

1 Mile	3 Miles	5 Miles
\$99,388	\$102,276	\$107,113



### TRAFFIC COUNTS

SH 99 North of Fernhurst	56,000 CPD
SH 99 South of Fernhurst	68,000 CPD
Fernhurst East of SH99	1,960 CPD



1900 West Loop South | Suite 1300 | Houston, TX 77027  
 T 713.270.7700 F 713.270.6285 | www.transwestern.com



TEXAS  
CASINO