

lizotte's

By

— BREWING CO. —

NEWCASTLE

— DISTILLING CO. —

**INVESTMENT
PROPOSAL**

February 2023, Version 1



THE OPPORTUNITY

Lizotte's Newcastle' presents a beautifully restored art deco theatre, c.112 years in age, originally used as a Picture and Vaudeville Theatre and now comprising one of Australia's most iconic, intimate live music restaurants. The property enjoys a prominent position on the corner of Morehead Street and Kendall Street within Lambton's town centre, a suburb rich in history from Newcastle's early beginnings. Lizotte's is ideally located within a stones throw from the Newcastle CBD and benefits from proximity to some of Newcastle's major arterial roads, making it ideal for customers traveling to experience all that Lizotte's can offer.



Building area - 488m²*



Site area - 366.7m²*



On premise liquor licence



B2 Local Centre zoning under Newcastle LEP 2012



Offered with vacant possession



Ability to purchase freehold or leasehold

RISK WARNING

Investment funding is risky. Issuers using this facility include new or rapidly growing ventures. Investment in these types of ventures is speculative and carries high risks.

You may lose your entire investment, and you should be in a position to bear this risk without undue hardship.

Even if the company or trust is successful, the value of your investment and any return on the investment could be reduced if the company or trust issues more shares/units.

Your investment is unlikely to be liquid. This means you are unlikely to be able to sell your shares quickly or at all if you need the money or decide that this investment is not right for you.

Even though you have remedies for misleading statements in the offer document or misconduct by the company, you may have difficulty recovering your money.

There are rules for handling your money. However, if your money is handled inappropriately or the person, company or trust becomes insolvent, you may have difficulty recovering your money.

Ask questions, read all information given carefully, and seek independent financial advice before committing yourself to any investment.





THE PURCHASE

We have reviewed the financials of the business and have negotiated the following vendor finance terms for the property.

Purchase price, \$2,300,000, for the property, building and business.

\$300,000 up front payment to vendor.

Vendor finance to be provided to our company (Brew Still Property Group, registration pending) to the value of \$2,000,000, with:

- Handover 1 April 2023
- No repayments until 1 July 2023
- Interest fixed at 7.5% for 5 years
- Weekly repayments of principal and interest totalling \$9,263
- 5 year loan agreement
- Vendor to hold a mortgage over the property
- Early repayment option available

The business includes:

- Customer database (40K+ mailing list)
- Industry contacts
- Brian Lizotte remaining as booking consultant for up to 12 months
- Digital assets: website / social media / google pages
- Booking software

To be sold as a going concern, so no GST is applicable.

THE OFFER

Brew Still Property Trust will purchase the property which can be beneficial to the operations of Brew Still Pty Ltd. A Unit Holder Agreement will be included and is being prepared by our solicitors and reviewed by accountants. Brew Still Property Group Pty Ltd will act as trustee for the trust.

The group will consist of 1,000,000 shares, available at \$5 per share. Minimum purchase is 10,000 shares. The minimum funding for this offer is \$500,000 and the maximum funding for this offer is \$1,500,000.

Unit purchases are deemed to be a loan, repayable over 25 years, at a fixed interest rate of 7.5%, calculated and paid annually.

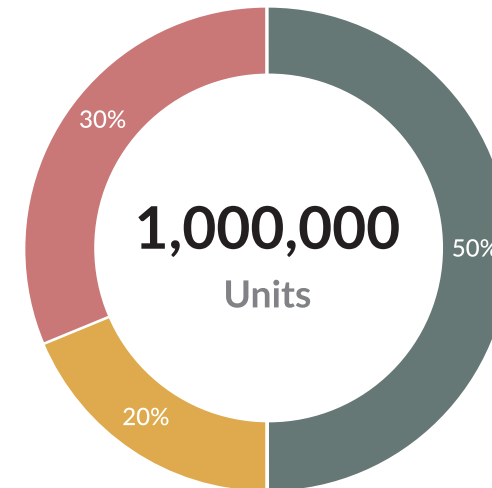
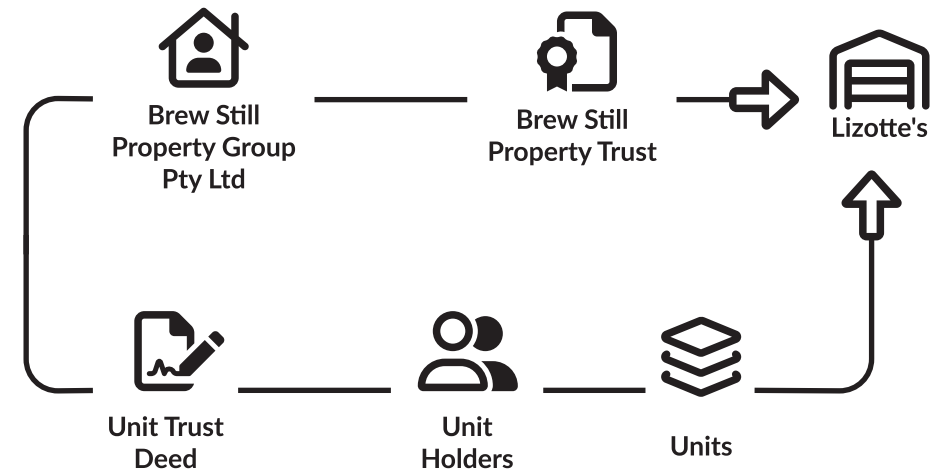
- 300,000 units will be available for purchase.
- 200,000 units will be allocated to Brew Still Pty Ltd
- 500,000 units will be allocated to Lucas Cattell (gaurantor for loans)

How will the funds be allocated:

- \$300,000 paid directly to vendor upon execution of contracts.
- \$200,000 of investment raised will be used for legal fees, licencing fees, stamp duty and reaminging funds will be used for operational costs.
- Investment raised over the minimum funding will be utilised for renovations, marketing and business development.

Financials for the business can be provided on signing of a confidentiality agreement, as we did to receive the documents.

For more information or to apply, email lizottes@newcastledistillingco.com.au



- Units available for Purchase
- Brew Still Pty Ltd
- Lucas Cattell, gaurantor for loans





A HISTORICAL VAUDEVILLE THEATRE

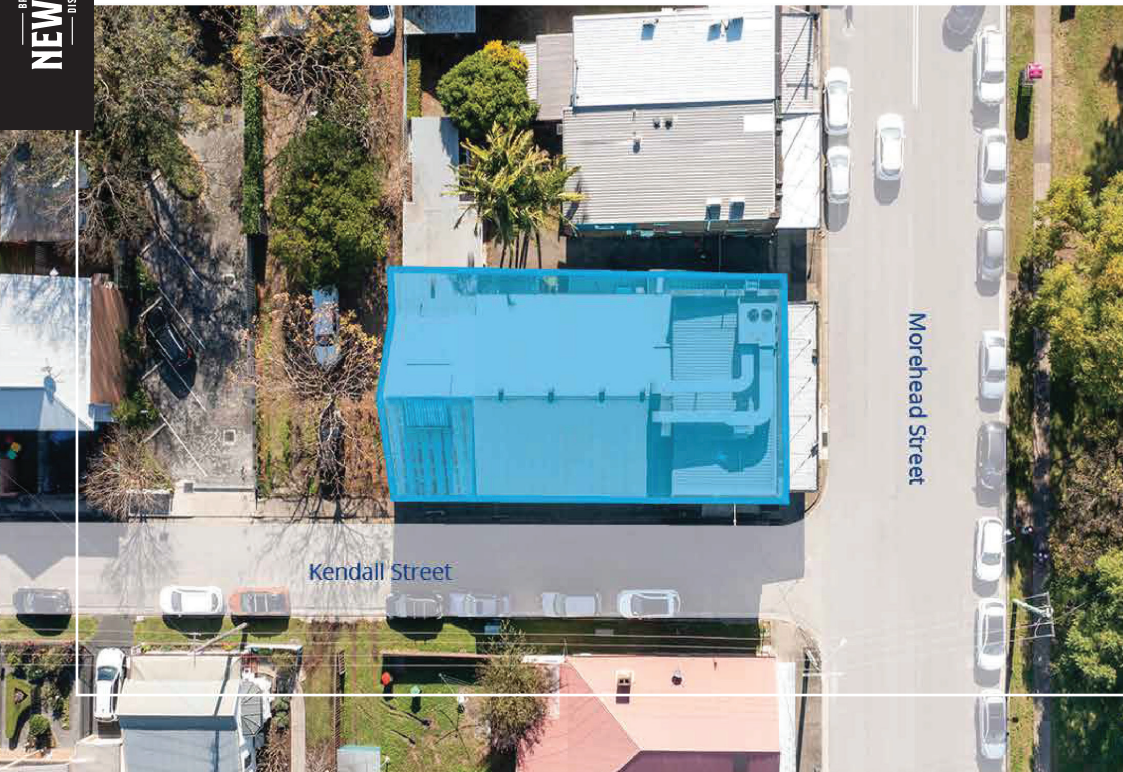
'Lizotte's Newcastle' presents a beautifully restored art deco theatre, originally used as a Picture and Vaudeville Theatre, and now comprising one of Australia's most iconic, intimate, live music restaurant's. Erected upon the land is a part two-storey, purpose built theatre building constructed in c.1910. Internally, the property comprises a stylish hospitality / entertainment fitout with a 200* seat capacity.

Location: The property is located on the corner of Morehead Street and Kendall Street, within the centre of Lambton. The property benefits from close proximity to an abundance of varying surrounding amenities, including the Elder Street commercial and retail strip, Lambton Pool, University of Newcastle and John Hunter Hospital.

Site: 366.7m2*

Area: 488m2*

Zoning: B2 Local Centre under Newcastle Local Environmental Plan 2012



THE ASSET

31 Morehead Street, famously known by novocastrians as 'Lizotte's', presents a once-in-a-lifetime opportunity to secure a freehold asset of an iconic Newcastle landmark in the thriving suburban retail hub of Lambton.

The property comprises a two-storey purpose built theatre building constructed in c.1910. Throughout its history the venue has undergone multiple renovations in order to restore the building to its original charm whilst keeping it modern throughout its life cycle. With a building area of 488 square metres*, the venue utilises every inch of space available for its distinctive trading. Internally, the art deco theatre currently comprises a stylish hospitality / entertainment fitout including:

Ground Floor

- Foyer and reception / ticket sales area
- Restaurant seating area
- Stage
- Entertainers private room
- Dual bar service points
- Commercial kitchen
- Male and female amenities

Mezzanine Floor

- Dress circle seating
- Private dining room
- Office and storage area
- Male and female amenities

For more information or to apply, email lizottes@newcastledistillingco.com.au



NEWCASTLE
DISTILLING CO.



LIZOTTES EVOLUTION

In 2009, the bones of a historical art deco theatre stood dormant in Morehead Street, Lambton after decades of prior generations had passed through its doors. The theatre had lived many lives prior to 2009, constantly reincarnated to embark on a new journey such as restaurant, picture theatre and even a roller rink. A building that was once vibrating with melodic tunes or captivating monologues and echoing with audience laughter had now stood silent.

Brian and Jo Lizotte saw the history and potential of the building and purchased it in 2009, breathing new life into the venue as 'Live n Cookin' at Lizottes'. In the 13 plus years that followed there have been monumental milestones at Lizotte's. The venue became an intimate setting where fans of live music can experience their favourite local, national and international artists. Iconic guests of the venue include Mick Fleetwood, Macy Gray, Jimmy Barnes, Keith Urban and Ben Lee.

Lizotte's has also become a place of tradition for their customers, creating unforgettable memories for all ages. Birthdays and anniversaries are celebrated here, people have shared their first meal as a married couple, children have performed on stage for the first time with proud parents in the audience, partners have proposed and dreams have come true all inside the former King's Theatre.

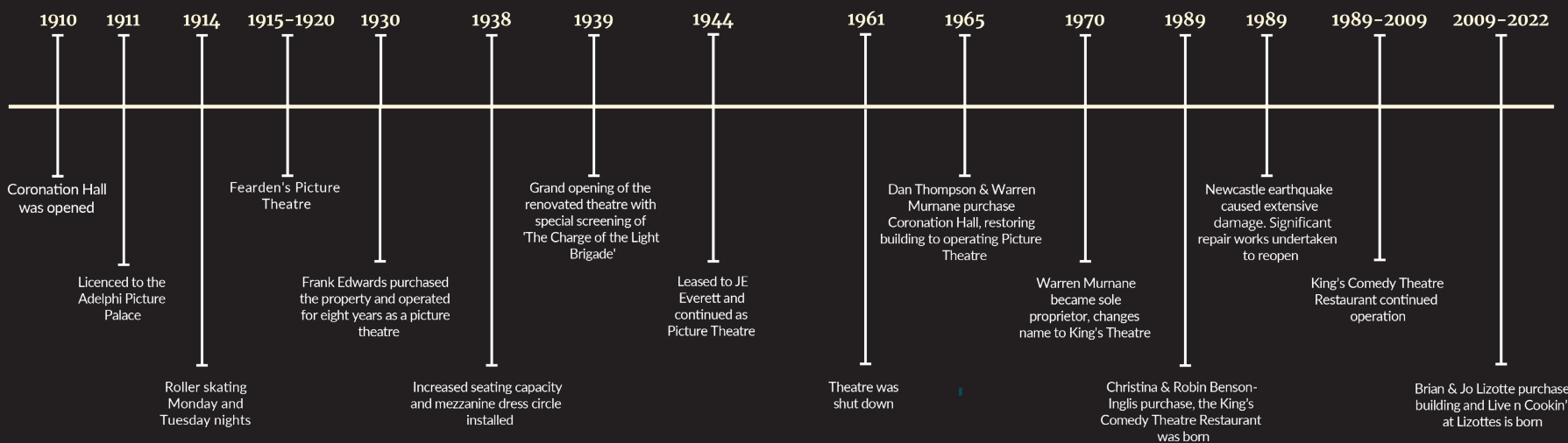
Lizotte's is a place where everyone can create memories, from young talents taking the stage in school showcases to sell out shows headlined by well-known local musos such as Morgan Evans, Lyn Bowtell, Amy Vee, Bob Corbett, Marissa Saroca, Mark Well, Justin Ngariki, Ty Penshorn, Adam Miller, Grant Walmsley and Mark Tinson. There are so many unforgettable moments in the decade since Jo and Brian transformed this space.

LIZOTTES STATISTICS

2,381
Shows hosted at Lizotte's

120,000+
Meals served at Lizotte's

260
Dedicated Live and Local Nights hosted



LIZOTTES BY NEWCASTLE DISTILLING CO. A BRIGHT FUTURE FOR THE ARTS

After meeting with Brian his passion was clear and his vision was to keep live music alive and well with this venue going to someone who wants to continue in the same direction.

Newcastle Distilling Co. want to build on his vision, update the venue and create an atmosphere for not only the current clientele but a younger generation.

HOW WILL WE ACHIEVE THIS?

Having the Venue open as a bar and restaurant 7 days a week (currently it is only trading Thursday to Sunday for shows only).

Updating the food and drinks menus to champion Newcastle Distilling Co. spirits and beer.

Introducing a wider range of performances such as comedy, dance, cinema screenings and theatre.

Opening up the space for School and Community theatre groups and bands.

Creating a gallery art space for local and emerging talent.

Applying for creative government grants and funding to better utilise the space and support local arts groups.

Expanding the current Musical genres to attract a wider and younger audience.

Promoting the venue for corporate and function hire.

Updating the interior making the space more functional to become standing and seated (Not just a restaurant, as the current fit out stands)

Putting on regular gin, beer and wine degustation events.

Implementing a fresh new marketing strategy to promote and re introduce the updated space to a younger generation via social media, updating the website, radio and media outlets.

For more information or to apply, email lizottes@newcastledistillingco.com.au





ABOUT NEWCASTLE DISTILLING CO.

Newcastle Distilling Company is a small-batch, craft distillery; created by true artisans with a commitment to quality over quantity. Every batch is made from scratch, using natural, local Australian ingredients to create aromatic, flavourful experiences. Perfectly distilled in house to capture the impeccable taste from the first sip to the last. With a passion for experimentation, the process of distilling has become their art form.

Newcastle Distilling Co's founder, Lucas; realised his passion from an early age. At 18 years old, he purchased a still from a local garage sale, a hobby that would soon turn into his career. In 2014, he relocated to Cooma and opened Catcher & Co, a small distillery. Lucas had a grander vision; to grow and become a household name in Australian Spirits.

In 2018, Lucas decided to move up to Newcastle to be closer with his family. Leading to a rebrand, the beginning of Newcastle Distilling Company.

2023, the company is expanding, moving from Shortland to a new "world first" custom design Hybrid Brewery and Distillery in Wickham.

Along with a focus on the promotion of our Hunter Valley and Warners Bay locations - where our customers can be immersed in the full Newcastle Distilling Co. experience.

newcastledistillingco.com.au



@NewcastleDistillingCo

OUR LOCATIONS

HUNTER VALLEY

16 Pokolbin Mountains Rd,
Pokolbin NSW 2320
0468 335 114
huntervalley@newcastledistillingco.com.au

Cellar Door open 7 Days per Week: 10am - 5pm
Bar & Kitchen Open: Thursday - Sunday 10am till late

Newcastle Distilling Co. Hunter Valley Venue has a collection of offerings including a cellar door, bar, kitchen, and even a bespoke whisky room and cigar deck.

Nestled in and surrounded by the stunning view of Pokolbin mountains and vineyards - we have a space for all kinds of functions and events. Let our team help plan that special day or evening out!

NO HIRE FEES - we do have a minimum spend depending on day, space and exclusivity requirements. Book your next function with us - we can make it a memorable event.

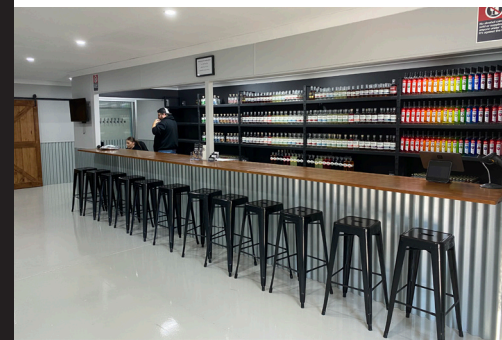
WARNERS BAY

2/218 Macquarie Rd,
Warners Bay NSW 2282
0466 984 199
warnersbay@newcastledistillingco.com.au

Open: Wednesday - Friday: 11am - 6pm
Saturday: 11am - 5pm

WICKHAM - HYBRID BREWERY / DISTILLERY

34 Church St, Wickham NSW 2293
Opening to the public: MID 2023



BREWING CO.
NEWCASTLE
DISTILLING CO.

Brand Statement

SMALL-BATCH, CRAFT DISTILLERY FOR INDIVIDUALS WHO VALUE AUTHENTIC, TRUE ARTISAN CREATIONS; CRAVING QUALITY OVER QUANTITY. CAPTURE THE IMPECCABLE TASTE WITH EVERY SIP.

Brand Mission

TRANSPARENCY

To be honest and transparent about our ingredients, promising customers that they can trust the quality of our home crafted products.

EXPERIENCE

To provide flavour that feels like an experience in every bottle, each designed with its own stunning blend of flavours designed to excite your palate.

EXPERIMENTAL

To demonstrate the depth of our expertise. We seek to innovate by crafting new concepts that reflect our creativity and passion for the process.

DEDICATION

To share the passion and dedication the team has for its creations. Dedication to consistent high standards of quality and customer satisfaction.

Brand Values

INTEGRITY / CREATIVITY / EXCELLENCE / CRAFTSMANSHIP / PASSIONATE



Lizotte's

www.lizottes.com.au

THE COMPLETE NIGHT OUT

Lizotte's
LIVE & COOKIN'
WITH A MUSICAL MOOD

Lizotte's

WE LOVE
OUR
BEAUTIFUL
CUSTOMERS

LIVE
COOKIN'
THIS WEEK
LIVE LINE IN LOCAL
ANDY FIRTH
CRICKET MAN
THE MAN
THURSDAY
MILKSON



— BREWING CO. —
NEWCASTLE
— DISTILLING CO. —

For more information or to apply, email
lizottes@newcastledistillingco.com.au