

SONGWriters ACROSS TEXAS LLC

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AUSTIN, TX 78741

www.songwritersacrosstexas.com

To Whom It May Concern:

The attached confidential Commercial Financial Responsibility Package is provided to show that we are financially strong with a large family of related entities. We intend to set up a new single-asset entity to operate each location, as we do for every bar, music lounge and restaurant/bar we own. We usually lease the properties with an option to buy. For this reason, please note that our Landlord References are under numerous company names. While checking references, please refer to the correct company name associated with the property leased or the loan, if you are checking bank/finance references.

Songwriters Across Texas Business Model

To provide you with a visual description of our business model, attached is Songwriters Across Texas Executive Summary. It explains how Songwriters Across Texas supports and showcases musical talent with live music shows for cable TV and weekly radio shows/podcasts. In addition, our Lucky 7 Downloads website allows artists to distribute their music and videos to the public. We encourage people to visit the website at www.lucky7downloads.com where they can pay to download music and watch videos. Not only do we own and operate our own retail stores, but we also market to third parties. We currently have nearly 85 locations and growing. Our strategy begins by offering retail merchants, primarily bars, pool halls, and music lounges, an opportunity to share our business initiatives and sell their customers original songs available on our website. We market to third party bars through our company called Revenue Stream Solutions LLC. You can learn more and see some helpful, short videos that explain the business model at the following website: www.revenuestreamsolutions.com. Also, please view our white board presentation on the following link, which shows how we help other bars and how we expand our business: www.revenuestreamsolutions.com/music-download-program. One of the ways we promote the sale of music products is to give our customers a number of free promotional entries to a sweepstakes contest. They can tell at the click of a button if they have won a promotional prize. We also offer an entertaining and fun alternative to simply clicking a button. We have a wide variety of free sweepstakes games that reveal – as they are being played – whether our customers have won a promotional prize. The free sweepstakes games are a sincere thank you gesture to our customers who support our efforts to help local musicians. The sweepstakes games simulate casino games, and people love to play them and win prizes! Please note that purchasing music is not required to play the free sweepstakes games and does not affect the prospects of winning a promotional prize, and that no purchase or donation is ever required to play the free sweepstakes games.

We have recently begun expanding our business model into Arkansas, which will operate under the name “Songwriters of the Ozarks”, and we expect it to quickly grow across the state. We are also researching other states, territories, and countries, and we fully expect to expand into many other markets. If you have or know of other properties that might be a good location for us, please share the details.

Despite the pandemic, the company has averaged an annual Net Income of \$3,650,000 over the past four years, and if you take out the covid year we were shut down, our average Net Income is \$4,763,150. At a 10% cap rate, it makes the market value of the business worth \$48 million and growing. (That does not include real estate owned.) See attached Songwriters Across Texas Consolidated Balance Sheet and Profit & Loss for the past 4-years comparison.

We will not sign any guarantees, and we are not authorizing anyone to pull credit on any owner without our written consent. In lieu of a security deposit, we would prefer to pay three months' rent in advance. However, we do not want the lease payments to begin until we obtain a Certificate of Occupancy and can actually open for business.

If needed, what will the landlord contribute towards renovations or build out?

We feel this package provides ample financial information and references for prospective landlords to evaluate before signing a lease agreement with one of our entities. If you have any questions, please feel free to contact me at 512-695-8008.

Sincerely,

Bruce Craig
President

Attachments:

Songwriters Across Texas LLC Executive Summary

List of References-Banks Lenders & Landlords

Reference Letters

Songwriters Consolidated Financials-4 Year Comparison