



18651 N Streams Edge Way | Boise ID 83714
www.springcreekbrewing.com

Spring Creek Brewing Company LLC SCOR Offering

Spring Creek Brewing Company LLC, (“SCBC”) is raising capital to build a brewery and restaurant in the Avimor neighborhood just outside Boise, Idaho. The company was founded by Marc Grubert and Jeff Badigian in September of 2016.

SCBC is uniquely positioned as a “destination neighborhood brewpub,” providing quality craft beer with artisan food and pizza for the Avimor community, Avimor Trail System users and over three million travelers making their way to and from McCall on Highway 55 each year. SCBC is the only stand-alone brewery/restaurant planned for the community with currently over 2,000 residents (20,000 planned at completion). Very few local breweries offer a consistent onsite food option, which will make SCBC an even more desirable destination for beer connoisseurs and their families. SCBC will have full access to the 15-acre Heritage Park and Avimor Trail System for special unique events located a short walking distance from the pub. SCBC will offer “Pioneer Club” and “Explorer Club” memberships along with purchases of equity. These memberships will allow members to access certain benefits, including mugs with their names, a certain amount of free beer, as well as other perquisites, such as event invitations and access to amenities.

Investment Highlights:

- Unique location with focus on community and the outdoor Idaho lifestyle. We’re a destination brewery with local patronage.
- SCBC will feature guest taps from other local beer and wine makers on a rotating basis.
- Strong national and local demand for craft beer and the “gastro pub experience.”
- Community-owned equity and support to the neighborhood and surrounding communities by working with local and regional vendors and partners.
- Unique atmosphere and experience, located in the Avimor community on Spring Valley Creek and walking distance to 90-plus miles of the Avimor Trail System. Creekside patio and open concept with fun events planned for most weekends.
- Forecasted to nearly double revenues in year two and achieve breakeven within one year of launch.
- Experienced Leadership:

Jeff Badigian has seven years of small-batch brewing experience and has won several home brew awards at the Western Idaho State Fair.

Marc Grubert has an extensive business management background and was VP of sales for a 300 million-dollar company for the last 15 years.

The Company will pursue these sales with the aid of various compelling features including:

- Unique location.
- Outdoor events.
- Music and art in the brewery.
- Founders and Pioneer Club memberships.
- Quality beer and food.
- Always having new exciting beers to experience in an exciting environment.

The company will focus on satisfying its own pub sales first and then collaborate with other local breweries to sell kegs. There will be pitchers and pints available to enjoy onsite and growlers and crowlers available to take home. A true canning/bottling operation will be considered at a separate location when it is deemed appropriate and necessary in the future.



SCBC has a unique marketing plan to: create fun events for the Avimor community and visitors to the area trail system. From live music, group mountain bike rides, unique beer festivals, snowshoe and full moon hikes to also supporting the local cycling and running races being held at the trail system. We will be using all forms of social media and aligning with specific user groups to further help us grow our customer base quickly. After only two months, our reach on Facebook, Instagram and Twitter is well over 1,000 people.

Products such as Pioneer and Explorer memberships and “New Batch Test Nights” will give customers a sense that they are also participants and guiding the direction of the brewery. SCBC will also engage the community by using local ingredients as much as possible, hosting local events in the brewery and adjacent park as well as occasionally donating kegs or tap handles to specific causes. The fact that an ownership stake in the company is available to the public will further this feeling of participation and community. SCBC will target specific groups of likely craft food and beer connoisseurs, while maintaining broad appeal to the general public.

Pioneer and Explorer Member will be entitled to certain benefits as follows:

Pioneer Membership. You will have a personal mug ready for you at the brewery. You will be able to enjoy two free pint fills per week when you come in. We will also give you a Spring Creek Brewing growler that you will be able to fill two times per month on the house. In addition, upon membership, you will receive a custom Pioneer t-shirt, exclusive promotional offers throughout the year, some voting rights, attendance to owner meetings and, potential dividends if and when the company is able. You will also have free access to our state-of-the-art conference facility. Investment of at least \$6,000 is required, and membership is subject to some restrictions.

Explorer Membership. We'll have your personal mug for you at the brewery with two free pint fills per week, a Spring Creek Brewing growler that you can fill once per month on us, exclusive promotional offers throughout the year and, a custom Explorer t-shirt. Investment of \$1,000 - \$5,999 is required, and membership is subject to some restrictions.

Our Team:

- **Marc Grubert** *President/CEO/Sales and Marketing*
- **Jeff Badigian** *CFO/COO/Head Brewer*
- **Jeff Hall** *Creative Director*
- **Sam Moore** *Assistant Brewer/Barrel Age Program*
- **David Arkoosh** *Attorney*

SCBC plans to raise the necessary start-up capital through a locally-oriented equity SCOR offering. SCBC will not only be community-supported, but also community-owned and managed. SCBC will raise between \$400,000 and \$1,000,000 in equity, with minimum individual investment of \$1,000. Owners will also be Pioneer or Explorer members and have an owner's mug, as well as the ability to taste one-off beers at owner meetings. Mr. Grubert and Mr. Badigian have thus far contributed \$20,000 of their own resources to fund the startup process.

The Company anticipates reaching profitability in the second year of operation. This is based on the assumption of 1,100 barrels of annual production with strong food sales at the pub. As soon as SCBC achieves production in excess of 900 barrels with \$500,000 in food receipts, it is projected to show a net profit.

Please see the Company's Form U-7 Disclosure Document for more information.

Contact Us:

T: 208-350-3815

E: invest@springcreekbrewing.com



TERM SHEET FOR PUBLIC OFFERING OF CLASS A UNITS OF SPRING CREEK BREWING COMPANY LLC

The following is a summary of the principal terms with respect to the Class A Units financing of Spring Creek Brewing Company LLC, an Idaho limited liability company (the “Company”). This summary of terms does not constitute a legally binding obligation. Any other legally binding obligation will only be made pursuant to the Subscription Agreement to be executed by the parties.

Securities:

Up to 1,000,000 Class A Units (the “Units”)

Ancillary Benefits:

Purchaser of Units will be members of either the Company’s “Pioneer Club” or “Explorer Club,” which will make certain membership benefits available to purchasers, such as mugs with their names, a certain amount of free beer, as well as other perquisites, such as event invitations and access to amenities.

Investors:

Purchasers of Units must meet certain qualifications, including being a resident of the state of Idaho, being 21 years of age or older, having no prior felony convictions, having not violated any laws regarding the sale or production of alcohol, and not holding an equity interest in any other closely-held company that produces or sells alcohol beverages in Idaho. Entity purchasers must represent that their owners meet these requirements.

Price per Unit:

\$1.00 per unit

Minimum Investment per Investor:

\$1,000 / 1,000 units

Maximum Aggregate Investment:

\$1,000,000 / 1,000,000 units

Minimum Aggregate Offering:

\$400,000



Time of Offering:

The offering of the Units will close one year following the effective date of the Company's security offering registration, unless extended by the Company.

Use of Funds:

The Company will spend proceeds of the offering on acquisition of equipment and tenant improvements, as well as costs of initial operation of its brewery and restaurant.

Current Capitalization:

The Company has 10,000,000 units currently authorized. The Class A Units, if the maximum aggregate offering is reached, will represent 20% of the Company's current membership interest.

Voting Rights:

Owners of Class A Units may vote on Company issues in accordance with the Company's Operating Agreement.

Documentation:

Purchasers of the Company's Class A Units will be required to complete a Subscription Agreement, as provided by the Company and Operating Agreement, along with other documentation as requested by the Company for the purpose of completing the transaction.

Financial Information:

Investors will receive standard information and inspection rights, including a regular balance sheet and income statement, according to the terms of the Operating Agreement.

Transfer of Shares:

The Company maintains a right of first refusal on Units proposed to be sold to third parties.

Management, Board of Directors:

Marc Grubert is the President of the Company and a Manager. Jeff Badigian is the Chief Operations Officer, Chief Financial Officer, Head Brewer and also a Manager of the Company.



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Distributions:

Distributions will be paid to holders of the Company's Class A Units if declared by the Company's managers.

Taxes:

The Company will be taxed as a partnership, or pass-through entity, for income tax purposes. Purchasers should consult their tax advisors about the federal, state, local and other tax consequences and filing requirements of purchasing the Units.

Purchase Instructions:

Investors wishing to purchase Units must complete the Company's Subscription Agreement and deliver a check in the amount of their subscription made payable to "Spring Creek Brewing Company" to:

Law Office of David Arkoosh,
Attn: David Arkoosh
802 West Bannock Street, Suite 900
Boise, Idaho 83702

(or in person to Marc Grubert or Jeff Badigian).

More information is available to interested parties. Contact Marc Grubert at (208) 350-3815 or invest@springcreekbrewing.com.
Summary information is also available at: www.springcreekbrewing.com/ownership.