



OFFERING INFORMATION SHEET

Founding Investors Program

Issuer: Brookfield Theater Corporation DBA Strand Theater Brookfield
Organization Type: Illinois Non-Profit Corporation | Tax-Exempt 501(c)(3)
Maximum Target Raise: \$150,000
Minimum Investment: \$500 per Unsecured Promissory Note

Executive Summary & Project Vision

Our non-profit corporation is acquiring the buildings at 3740 and 3742 Grand Boulevard in Brookfield to convert them into a permanent, multi-use community performing arts center. The Founding Investors Program offers community supporters the opportunity to directly finance this property acquisition while earning a predictable financial return.

Capital raised through this offering will fund real estate acquisition, architectural conversion, and initial facility setup.

Program Investment Terms

Feature	Program Policy & Terms
Legal Instrument	Unsecured Promissory Note
Minimum Purchase	\$500 (Increments of \$100 thereafter)
Maturity Term	5 Years from Date of Issuance
Maturity Interest	5.00% Annual Compounding Interest paid at 5-Year Maturity (Yields 27.63% total return)
Early Redemption	Option to request full principal refund at Year 3 or Year 4 with 60 days written notice
Early Return Rate	0% Interest paid if early redemption is requested at Year 3 or Year 4
Maturity Renewal	90-day advance notice sent before Year 5 maturity with option to renew or receive full payout

Sample Return Schedule at 5-Year Maturity

\$500 Note: Returns \$638.14 (\$138.14 interest earned)
\$2,500 Note: Returns \$3,190.70 (\$690.70 interest earned)
\$10,000 Note: Returns \$12,762.82 (\$2,762.82 interest earned)

Key Investor Risk Factors & Disclosures

Unsecured Obligation: These Promissory Notes are unsecured general debt obligations. They are not backed by a mortgage, collateral, or security interest in the theater building or real estate.



Subordination: Investor claims are subordinate to any primary commercial mortgage bank loan secured by the corporation to purchase or renovate the building.

Non-Deductibility: Promissory Notes are financial debt investments, not charitable donations. Purchases are not tax-deductible under IRS Section 170.

Early Redemption Forfeiture: Exercising early redemption at Year 3 or Year 4 results in the forfeiture of all accrued interest.

Illiquidity: Notes cannot be sold, transferred, or redeemed prior to Year 3 except under special board approval.

How to Participate

If you are interested in participating, or have additional questions, please contact John Dumas at john@strandbrookfield.com or call 708-247-1015 and leave a message.

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