

MEGALODOME GOLF

Oswego, Illinois



The Opportunity

\$50 Million Development Equity Raise

Accredited Investors under the Rule 506(C)
Regulation D Offering

MEGALODOME GOLF is developing the world's first fully playable indoor golf course, delivering an authentic outdoor-style golf experience within a climate-controlled environment enabling 365-day play regardless of weather.

This pioneering concept combines sports, entertainment, and real estate into a scalable destination asset designed for year-round demand.

The Property

FOUR INTERCONNECTED DOMES

3 Golf Course Domes:

- Executive 9-hole Par-30 course
- 6 Par-3 holes & 3 Par-4 holes
- Landscaped greens, water features, and bunkers
- Stadium-style lighting for day/night play

1 Practice & Training Dome:

- 275-yard driving range
- Short-game & putting greens
- Teaching bays & simulator technology

CLUBHOUSE & AMENITIES

- Premium clubhouse & lounge
- Food & beverage service
- Pro shop & retail
- Locker rooms & hospitality spaces
- Event, league, and private booking areas

The Concept

Unlike simulators or driving ranges, MEGALODOME GOLF replicates real golf play including:

- High quality artificial turf fairways and greens
- True ball flight and shot shaping
- Real course strategy and walkability
- Tournament-capable design



Designed for All Golfers

- Recreational players
- Competitive amateurs
- Youth & collegiate programs
- Corporate events and outings
- Lessons, clinics, and leagues





Key Investment Highlights

- First-of-its-kind indoor golf course globally
- Eliminates weather and seasonality risk
- Year-round recurring revenue profile
- Multiple diversified revenue streams
- Reduced operating volatility vs. traditional courses
- Designed for scalability and future replication

REVENUE STREAMS

- Greens fees & daily play
- Driving range & practice access
- Lessons, coaching & academies
- Corporate outings & private events
- Food & beverage sales
- Merchandise & equipment
- Sponsorships & naming rights

Why Indoor Golf Works

OPERATIONAL ADVANTAGES

- Weather-proof revenue model
- Extended daily operating hours
- Lower maintenance volatility
- No rainouts, frost delays, or seasonal closures
- Controlled turf & course conditions

MARKET DEMAND DRIVERS

- Growing golf participation nationwide
- Demand for year-round golf in cold-weather markets
- Rise in experiential recreation spending
- Corporate demand for unique event venues
- Youth and training program expansion

Capital Raise \$50,000,000

Asset Type Indoor Golf / Sports Entertainment

Facility Size ~100 Acres

Core Offering Indoor Executive Golf Course + Practice Facility

Structure Climate-Controlled Domes

The Future of Golf is Here

Join us and make the first real interior golf experience possible.



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