

Own a slice of Microbreweries

Exclusive Microbrewery Opportunity

Investment starts @ ₹25 Lacs
For Accredited investors @ ₹10 lakhs
Structured Investment

*T&C Apply

Brought to you by the Co-Founders of URU Brewpark



Wealth Accretion with Smart Alternatives

Accred Alts
visit www.accredalts.com

*Terms & Conditions Apply

Snag your slice of TAMARU (Koramangala)

From the makers of Uru Brewpark &
Record Room

- 19,000 sq feet in the heart of Koramangala, 80 ft road
- 450 seats
- Multi-cuisine food
 - Fresh beer brewed in the premises
- With Masterchef

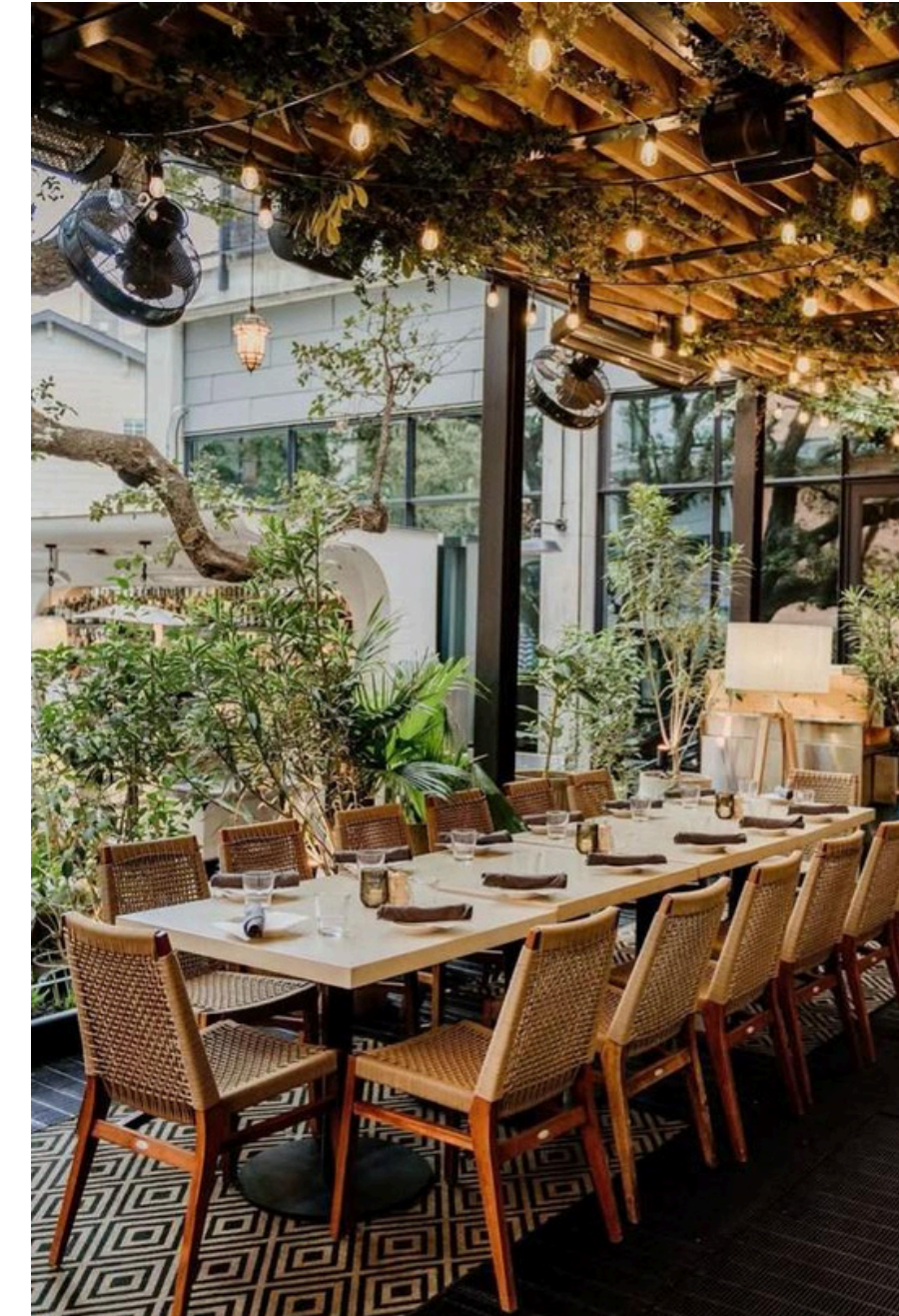
Investment Option Starts from

₹25 Lakhs Onwards

18-24%* IRR

For Accredited Investors **₹10 Lakhs**

Round 1 Closing Soon!
Valuation Rs 20 Cr



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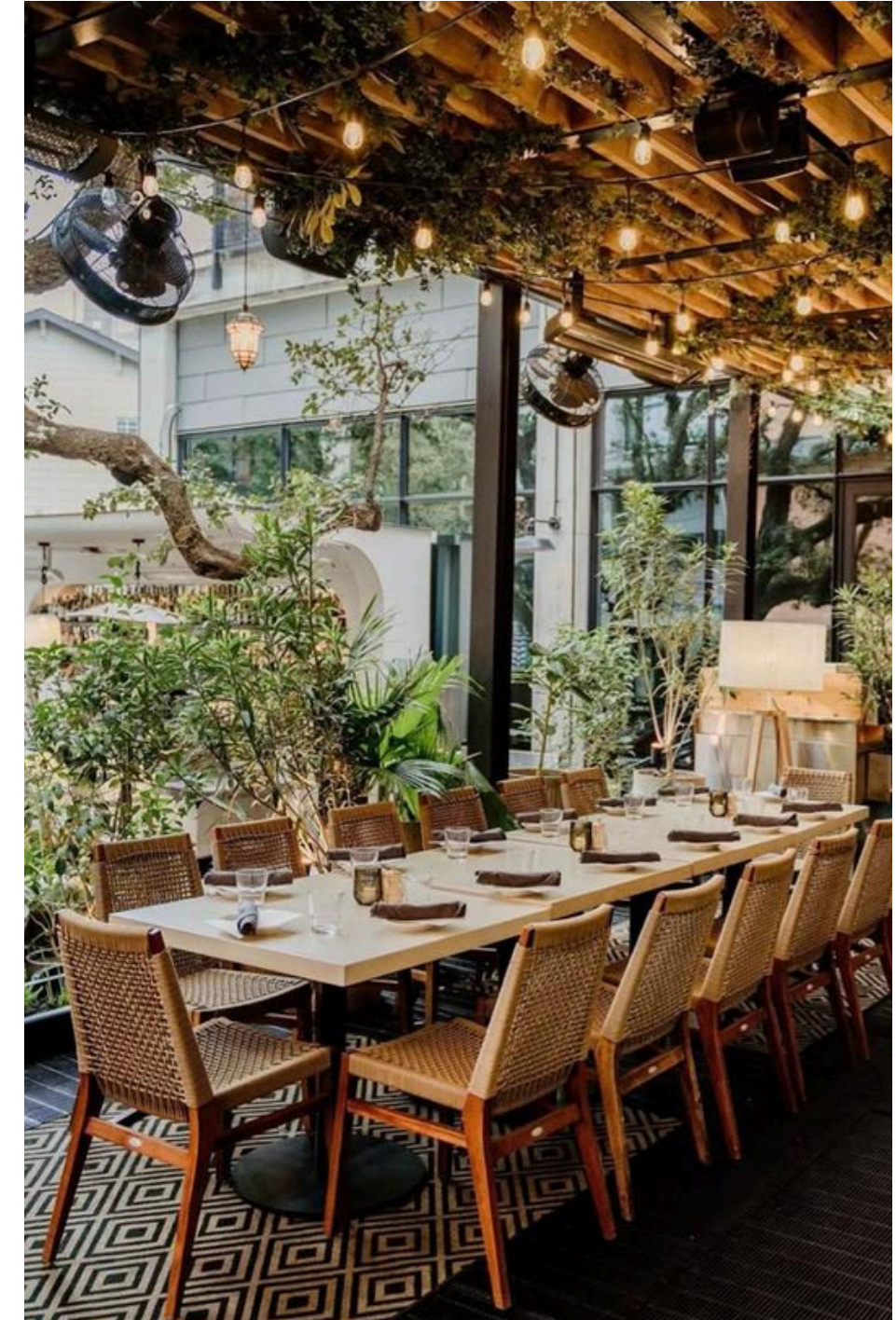
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Tamaru (Kormangala) Project Renderings



Snag your slice of 33 & Brew

From the makers of Uru Brewpark & Record Room

- 19,000 sq feet in the heart of Whitefield
- 400 seats (indoor+outdoor)
- Multi-cuisine food
- Vinyl music themed Inclusive space
- Fresh beer brewed in the premises

15-17%* IRR

Round 1 Closed! Valuation increased
from 12Cr to 18Cr

Round 2 Closing soon



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33 & Brew Prime Catchment



[Prestige Technostar](#)



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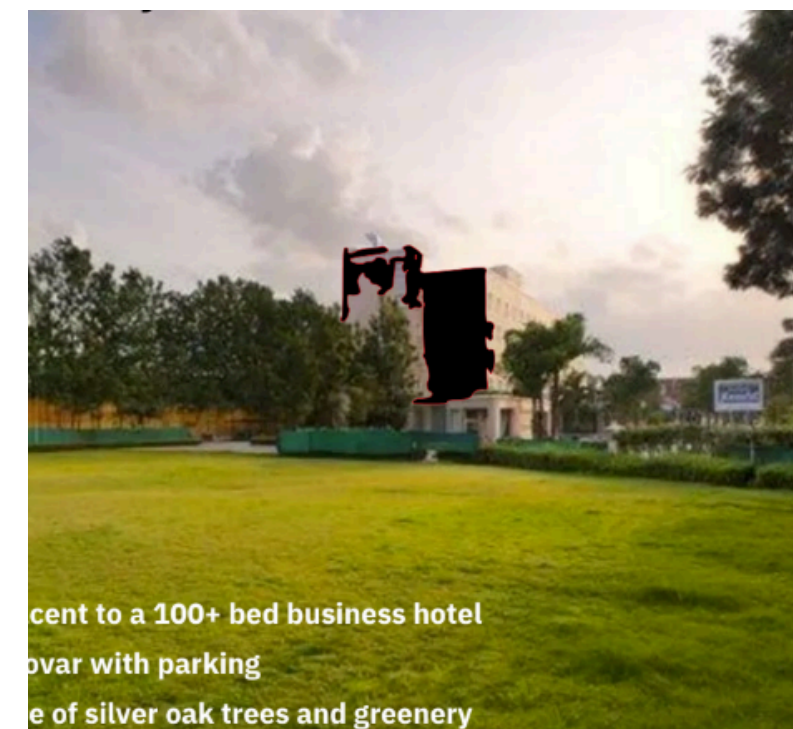
Snag your slice of Garden City Brewery

From the makers of Uru Brewpark &
Record Room

- 45,000 sq feet in the heart of Whitefield
- ~ 800 + seats (indoor+outdoor)
- Multi-cuisine food Fresh beer brewed in
- the premises
- 24-26% IRR

Seed round open

Round Closing Soon!
Valuation Rs 27 Cr



cent to a 100+ bed business hotel
over with parking
e of silver oak trees and greenery



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Garden City Brewery Prime Catchment



[Garden city Brewery](https://www.garden-city-brewery.com)


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Team Behind 33 & Brew, Tamaru & Garden City Brewery

The promoters collectively possess over 50 years of experience in microbrewery operations, finance, food and beverage management , and related fields.



Varun Krishnan



Jeff Jose



**Karthik
Chandrasekaran**



Edwin Daniel



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MicroBrewery Business

25%
Average EBITDA
for well-run
microbreweries in
Bangalore

>80%
Gross margins on
craft beer in
Microbreweries

Longer Lifespan
Can stay relevant for
upto 20 years unlike
restaurants that need
refresh in 5-7 years

<5% failure rate
Multiple revenue
streams provide more
stability vs traditional
restaurants

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MicroBrewery Industry

24 %
CAGR Craft Beer
Industry growth
in India

Market studies
indicate
~ 1000
microbreweries
by 2030

Lower Competition
Limits certain
business
communities from
entering due to
religious & social
reasons

Brand Potential
Sunrise industry with
potential to build
world
class brands



What makes a Brewery successful?



Brand



Food



Brew



Location

Global collabs and track record in brand building and execution



Record Room in Bengaluru Gives Vinyl Culture a New Home

Self-styled as a craft beer and vinyl bar, partner Karthik Chandrasekaran and program director (and singer-songwriter) Andrew Sabu talk about their plans with the space

ANURAG TAGAT SEP 07, 2022

Bengaluru's Record Room Launches Label, Set for Vinyl Launch of Indian Indie Compilation

Artists like Peter Cat Recording Co., The F16s, Easy Wanderlings, RANJ x Clifr x Issamood, Ditty and Lojal are among 10 acts featured on the LP, which has been in the works since 2021

ANURAG TAGAT JUN 06, 2023



ELLE



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Shashi Chelliah
Masterchef Winner
of Indian Origin



Stephen Nelson
World renowned
master brewer and judge



भारतीय प्रतिभूति और विनियम बोर्ड
Securities and Exchange Board of India

- Only microbrewery-focused fund in India
- SEBI registered Alternative Investment Fund (AIF)
- Higher product market fit = Higher probability of success



Average yearly payout
(Covid Adjusted) - INR 8
-12 Cr
Adjusted Payback
period < 2.5 yrs

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Microbrewery Indicative Numbers

PnL
Statement

Head	₹	%
Net Sales	240,000,000	100%
Food	120,000,000	50%
Beer	72,000,000	30%
Liquor	36,000,000	15%
Others	12,000,000	5%
COGS	63,000,000	26%
Food	36,000,000	15%
Beer	10,800,000	5%
Liquor	12,600,000	5%
Others	3,600,000	2%
Gross Profit	177,000,000	74%
Overheads	107,000,000	45%
Rent & Rev Share	24,000,000	10%
Staff Salary and CTC	30,000,000	13%
Utilities	6,600,000	3%
Service Vendors	13,800,000	6%
Beer Program + Excise + License	31,600,000	13%
Other Overheads	1,000,000	0%
EBITDA	70,000,000	29%
Interest	0	0%
PBT	70,000,000	29%
Tax	21,000,000	9%
Net Profit	49,000,000	20%

Gross Profit Ratios

Gross Profit After Tax/Net Sales

Head	Beer	Food	Liquor
GP	85%	70%	65%

Other Profitability Ratios

Profit /Net Sales

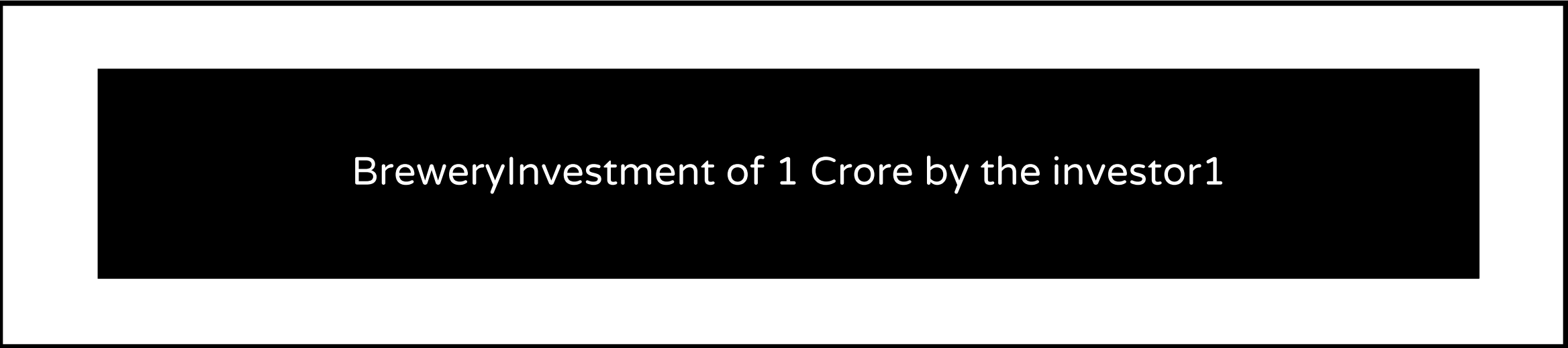
Year	NPAT	EBITDA
Profit Ratio	20%	29%

*P&L statement for a microbrewery with 15,000-20,000 sq. ft. and a capacity of 300 pax. This is a medium-format brewery. Large-format breweries like Uru can generate ₹40-50 crore in net sales

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Profit Sharing Scenario for First Deployment

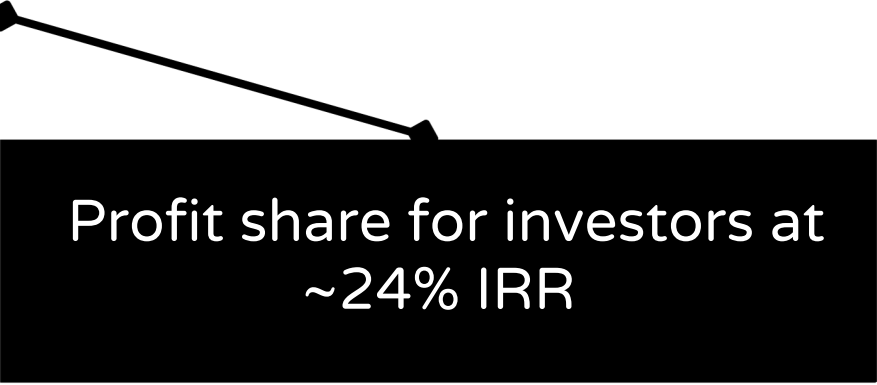
Scenario 2: An investor makes an investment of Rs 1Cr that is deployed into different projects; Profit share starts in year 2 (more conservative scenario)



Periods	0	1	2	3	4	5	6	7*
FY	2025	2026	2027	2028	2029	2030	2031	2032
Profits Paid Out	-100	0	25	25	25	25	25	200

amount in lakhs (₹)

Return % (IRR)	24%
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*Period 7 returns is the exit value of brewery - calculated as NPV of cashflows for remaining lease period

*returns shown here are indicative based on our projections. Actual returns may vary.

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Potential IRR of 17 - 27%*

Depending on the opportunity and valuation round.

PROFIT SHARING:

Profitable high cash flow business.
Periodic profit payouts

CAPITAL APPRECIATION + EXIT BENEFIT:

Investors will get an exit value -
acquisition (PE, conglomerate,
strategic acquisitions)

*estimated returns based on past performance similar projects over the fund cycle

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<i>Name of the Angel Fund</i>	Art Ventures Fund
<i>SEBI Registration Number</i>	IN/AIF1/24-25/1558
<i>Name of Investment Scheme</i>	AVF Optimistic Capital Flipside - I
<i>Name of the Portfolio Entity</i>	Flipside Brewing LLP
<i>Lead Investor</i>	Jeff Jose
<i>Portfolio Entity profile and product details/ services offered by the Portfolio Entity</i>	The Portfolio Entity is presently engaged in the business of management consultancy services, operations, administration, marketing, recruitment and strategic initiatives in various sectors and industries including hospitality, restaurants, food and beverages, events and lifestyles, pub and breweries and all ancillary objects to the business of the Portfolio Entity.
<i>Business / industry details of the Portfolio Entity</i>	Hospitality
<i>Investment highlights</i>	The Portfolio Entity is well-positioned to leverage India's fast-growing craft beer industry, which is expanding at a 25% CAGR driven by rising urbanization, higher disposable incomes, and growing demand for premium beverages. With deep operational expertise across hospitality, F&B, and microbreweries, the Portfolio Entity is primed to tap into a market offering 85% gross margins, 30% average EBITDA, and a failure rate of less than 5%. Microbreweries' ability to attract diverse clientele—including corporates, families, and young adults—supports multiple stable revenue streams. As the industry moves toward 1,000 microbreweries by 2030, the Portfolio Entity presents a timely and resilient investment opportunity in an experience-led, high-margin sector.

<i>Details of lock in for unit of the Trust</i>	The securities subscribed to by the Term Sheet shall be locked-in for a period of 1 (one) year or such other period as prescribed by the SEBI AIF Regulations.
<i>Fee and expenses</i>	Management Fees: 2% plus GST per annum
<i>Distribution waterfall (distribution to the investors)</i>	The distribution of the proceeds will take place in accordance with Item Number 28 of Section VII of the Master Memorandum. The Contributors have been issued Class A units, Class L units and Class S units, as per the Master Memorandum. Proceeds received by the Investment Scheme (net of expenses) with respect to its investment will be distributed in the following manner: (a) Return of Capital: First 100% (one hundred) percent to all unitholders of the Investment Scheme in proportion to their Capital Contributions to the Investment Scheme until the cumulative amount distributed pursuant to this clause equals their actual Capital Contribution to the particular Investment Scheme. (b) Hurdle Rate: Subsequently, all unitholders will receive the hurdle rate of return of 10%.

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Email : help@accredalts.com

Phone No : +91 - 8951521684