

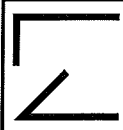


The Tinsmith is a reception hall available for rent for weddings, corporate meetings and conferences, non-profit galas, and other events. It is located at 828 E. Main St, an original Trachte Brothers' building once home to Kleenaire Corporation. The building has been vacant for 10 years and we are in the middle of a full renovation of the building, with a focus on preserving as much of the existing character of the building as possible. The building will appeal to engaged couples and Madison businesses looking for a one-of-a-kind, industrial-style reception hall to host their next event. We plan to open May 1, 2020.

The Tinsmith will be available for private rental 7 days per week, and we anticipate hosting 1-2 events per week. We estimate 85% of our business will be weddings, and 15% will be corporate meetings and conferences and non-profit and community events. Our size and location also lend itself to hosting community events such as art shows, makers' markets and farmers' markets, but this is not our primary focus.

Our city building occupancy is 500 and we anticipate 95% of our events will be under 210 guests because we can only seat up to 210 guests in our wedding ceremony hall, and a majority of our business will be weddings.

The venue will be fully staffed while it is rented. Our staff will consist of Venue Director, Operations Director, Bar Manager, Day-of Event Staff, and Bartenders. We do not provide catering. Clients renting The Tinsmith may bring in food from any licensed caterer they would like. As part of our business plan, The Tinsmith will serve alcohol to clients renting the space. On-site parking is not provided. The S. Livingston St parking garage is 400 feet away with room for over 600 vehicles.



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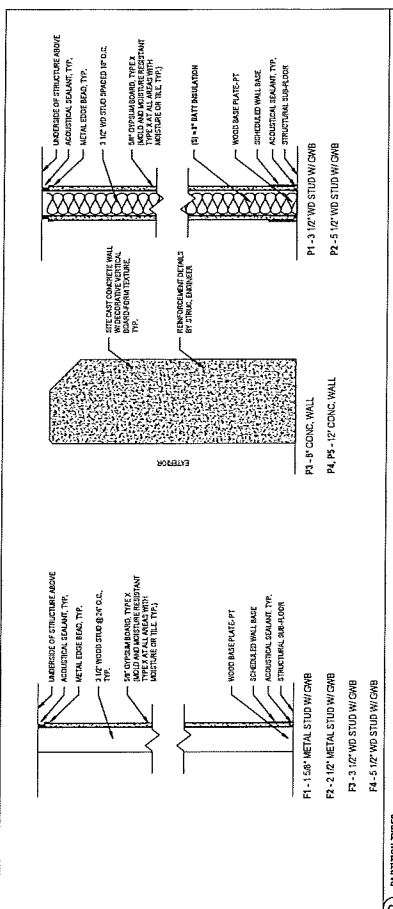
828 E. MAIN STREET
 828 E. MAIN ST., MADISON, WI 53703

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/19/2019
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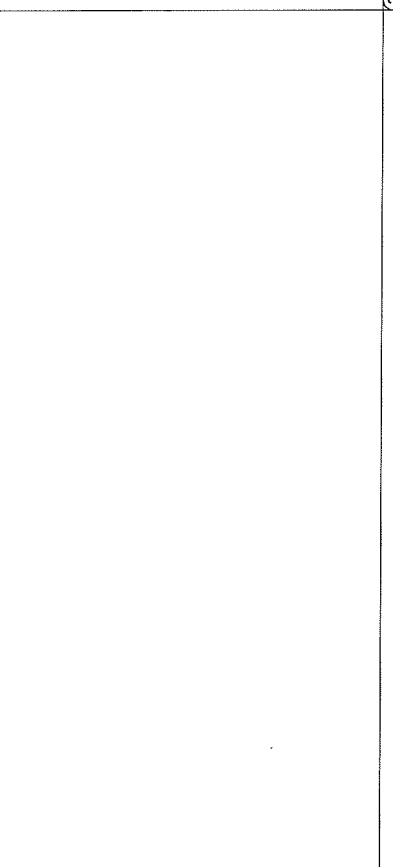
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 DATE: 11/19/2019
 SHEET TITLE
FIRST FLOOR PLAN

A101

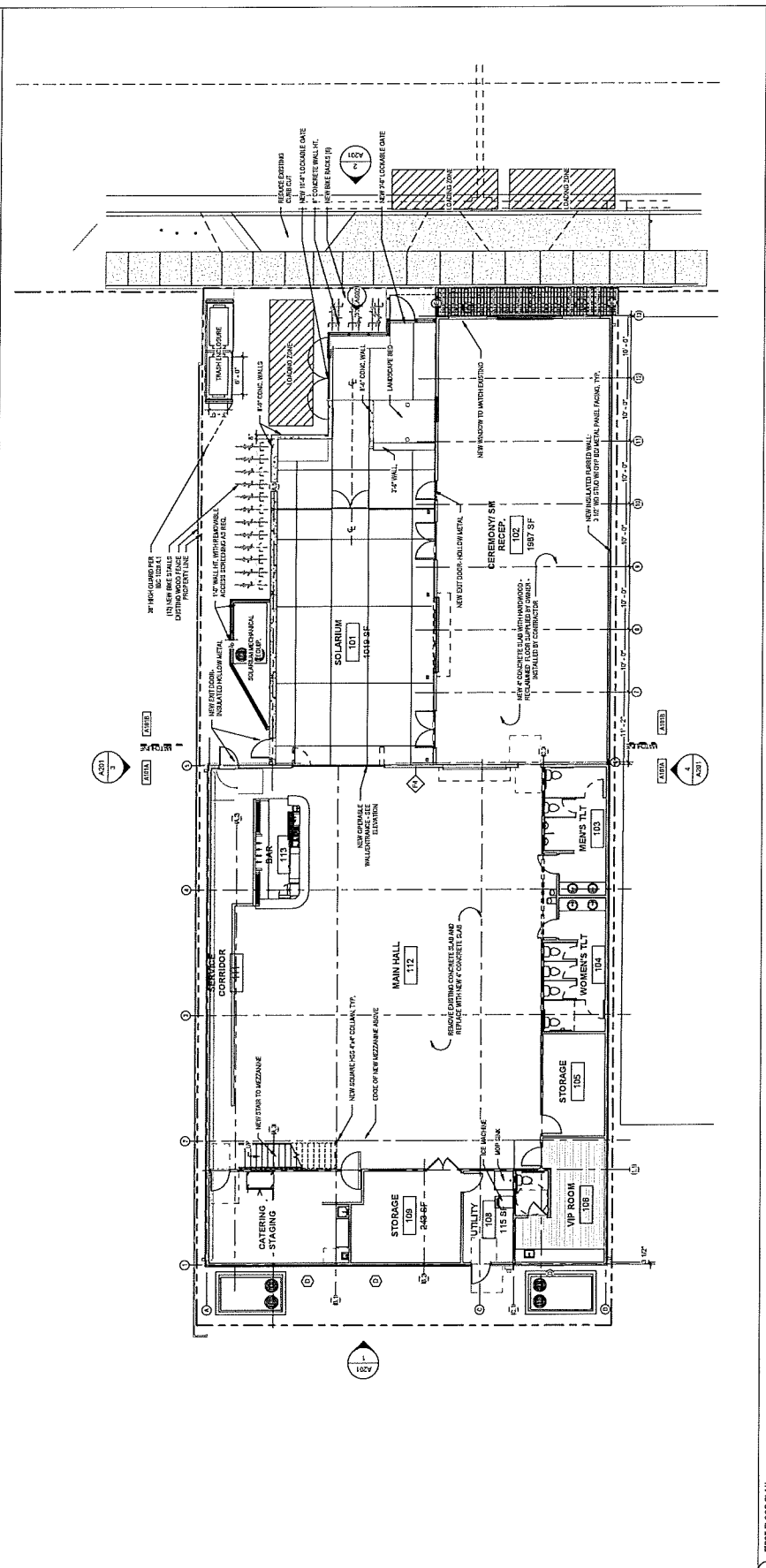
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CASH BAR

Drinks purchased by your guests are inclusive of sales tax.

CALL LIQUOR BRANDS - \$6.50
PREMIUM LIQUOR BRANDS - \$7.50
DOMESTIC BEER - \$5
CRAFT BEER - \$6
SODA - \$2
JUICE - \$2
SPARKLING WATER - \$2

SPONSORED BAR

Drinks purchased by host are subject to service fee and sales tax.

BARREL BEER

1/2 BARREL DOMESTIC - \$400
1/2 BARREL CRAFT - \$500

WINE

HOUSE RED & WHITE - \$6/\$24
HOUSE CHAMPAGNE - \$7/\$28

Special order wines/champs can be ordered. Quotes provided upon request.

SIGNATURE BATCHED COCKTAILS

\$170-\$200/GALLON

1 gallon is approximately 25 drinks

