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The Sugar Refinery

Sugar Land, TX

- **Prohibition-era speakeasy** in Sugar Land Town Square, the first of its kind in a **fast growing affluent** Houston neighborhood
- Projected first-year revenue over **\$2.5 million**
- All-star experienced management team with over **60 years** of industry experience
- This investment is secured by a **blanket lien** on all assets of the company

Share The Sugar Refinery:



([https://www.facebook.com/sharer/sharer.php?](https://www.facebook.com/sharer/sharer.php?u=https%3A//www.nextseed.co/offerings/the-sugar-refinery)

[u=https%3A//www.nextseed.co/offerings/the-sugar-refinery](https://www.nextseed.co/offerings/the-sugar-refinery)
coming to Sugar Land. #crowdfunding <http://bit.ly/2d0z3fN>)



(Checking out The Sugar Refinery, a modern #speakeasy

Investment Details

1.70x

Investment Multiple ?

\$0

Invested of \$ 125,000 minimum ?

\$100

Minimum investment

-

Investors

60 days remaining

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Company Description

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The Sugar Refinery Grub & Grogs will embody the warmth of southern hospitality and the charm of the historic Sugar Land community.

Overview

Disclosures

Comments 0

~~Behind the façade of a sugar processing plant, the doors to The Sugar Refinery will open to a~~
1920's era bar and lounge. Themed as a modern rendition of a Prohibition-era speakeasy, the bar will be fashioned in décor and furniture that's styled in the era with bartenders and servers dressed in period attire. Local drink connoisseurs will enjoy a menu that ranges from craft beer to wine and whiskies from around the world, and creative cocktails will be concocted by expert mixologists. The food menu will feature a mix of comfort food dishes, with our award-winning chef's unique take on original 19th century food trends.



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The Sugar Refinery will be located in Sugar Land Town Square (<http://sugarlandtownsquare.com/>), a large mixed retail, office and residential complex in a booming suburb in Southwest Houston. The complex includes luxury condominiums, a Marriott Hotel, premier Class A office space, and shopping and dining options that draw significant traffic. The Town Square also hosts free music events each week for the community. This mix of options has made Town Square the central hub of Sugar Land over the past decade.

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The team behind The Sugar Refinery also owns and operates Songkran Thai Kitchen (<http://www.songkranthaikitchen.com/intro>) (two locations: Thai Kitchen and Thai Grill). The food has been described as "delightful" and an eye-opening excursion" that is "elegant, yet unfussy." Upon its opening in 2014 (<http://houston.culturemap.com/news/restaurants-bars/04-12-14-popular-chef-returns-from-the-burbs-to-helm-a-new-uptown-park-restaurant-with-real-thai-style/#slide=3>), it was heralded by Houston Press (<http://www.houstonpress.com/restaurants/the-25-best-new-restaurants-in-houston-in-2014-6412886>) as one of the best new restaurants during a "banner year." In 2016, Songkran Thai Grill was opened in Sugar Land Town Park, immediately next to the new home for The Sugar Refinery.



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The team also founded and managed BLU Restaurant and Lounge, a successful bar and restaurant (<http://www.houstonpress.com/restaurants/revisiting-blu-in-sugar-land-6424006>), since 2011. BLU operates in the same space that The Sugar Refinery is taking over. After 5 years of successful operations, the team is developing The Sugar Refinery as a new business, completely renovating and re-conceptualizing the interior and the business.



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While the "neo-speakeasy" has been a popular trend that's taken off across the country, most businesses reflecting this theme and experience in Houston are located in Downtown and Midtown. The 20-mile distance to these locations makes them inconvenient to the growing population of Sugar Land.

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The Sugar Refinery is dedicated to advancing the art and practice of Sugar Land hospitality, as it was understood in the past and as it's understood now for all residents of and visitors to Sugar Land. Our goal is to provide an accurate depiction of Sugar Land's rich history and uncover pictures from the city archives to adorn our walls. Our menu exemplifies the local culture through its various "comfort-food" dishes and unique takes on original nineteenth century food trends. This is the neighborhood bar where guests can kick-back, relax and enjoy a drink with buddies, feel a sense of community, and claim The Sugar Refinery as their home away from home.

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Learn more:  (<http://www.thesugarrefinerybar.com/>)

Offering Summary

Issuer

The Sugar Refinery, LLC

Entity Type

Limited liability company

Principal Office

2248 Texas Drive
Sugar Land, TX 77479

Securities

Revenue Sharing Notes

Offering Amount

Minimum of \$125,000 to maximum \$360,000

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Ownership % Represented by Securities

0%. Investors will not receive any equity interests in the Issuer or any voting or management rights with respect to the Issuer as a result of an investment in Securities.

[Open view](#)

[Disclosures](#)

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Click here

(<https://www.sec.gov/Archives/edgar/data/1684972/000168497216000001/000168497216-000001-index.htm>) to view the Issuer's SEC Form C filing.

Use of Proceeds

100% of the proceeds will be used for a full renovation and build out of the interior space (including a new bar and electrical work), a redesign of the exterior facade and working capital.

Key Terms

Minimum Investment

\$100

Revenue Sharing Percentage

8%

Investment Multiple

1.7x

Investors will each receive in the aggregate 1.7x their original investments, as a result of being paid their proportionate shares of the Issuer’s gross revenue on a monthly basis.

Startup Period

Period from the closing through the 3rd full month after the closing.

Payments

The Issuer will make monthly payments based on the relevant revenue sharing percentage.

Maturity

If the investors have not been paid in full within 48 months, the Issuer is required to promptly pay the entire outstanding balance to the investors.

Security Interest

The Issuer will grant a security interest in all of its assets in favor of NextSeed for the benefit of the investors to secure the Issuer’s obligations under the Securities.

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Total Payment Calculator

Principal	Investment Multiple	Maturity*	Total Payment*
<div>\$100</div>	1.70x	48 months	\$ 170

This investment has a startup period during which no payments will be made. The first payment is not due until after the **third (3rd)** full month following closing.

Revenue Sharing Summary*

Beginning after the first full month following the closing, the Issuer will share 8% of each month's gross revenue with the investors as a group until they are paid in full.*

Each investor will receive its proportionate share of the monthly payments made to the investors as a group.

EXAMPLE:

Gross revenue in month X

\$150,000

Revenue sharing percentage

8.0%

Total payment for month X

\$12,000

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Assuming that the total amount raised through this offering is \$200,000, and Investor A invested \$2,000, Investor A is entitled to receive 1.0% of the \$12,000 shared with investors for month X. Therefore, **Investor A is paid \$120.00 for month X.**

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* The calculations above are mathematical illustration only and may not reflect actual performance. They do not take into account NextSeed fees of 1% on each payment made to investors. The exact length of time that it will take the Issuer to pay each investor in full cannot be known in advance since the Issuer's actual revenues may differ from its reasonable forecasts. If any balance remains outstanding on the maturity date, the Issuer is contractually required to promptly pay the entire outstanding balance due to each investor. Payment is not guaranteed or insured and investors may lose some or all of the principal invested if the Issuer cannot make its payments. [Read Less](#)

Bonus Rewards

Invest \$100 or more

- **Invitation for 2** to The Sugar Refinery Launch Party

Invest \$500 or more

- **\$50** Gift Card
- **Invitation for 2** to The Sugar Refinery Launch Party

Invest \$1,000 or more

- **\$100** Gift Card
- **Invitation for 2** to The Sugar Refinery Launch Party

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Invest \$2,500 or more

- **\$150** Gift Card
- **Sugar Refinery Silver Card** (15% discount on all food purchases for up to 4 guests, VIP Entry with no waiting in line, for 12 months)
- **Invitation for 4** to The Sugar Refinery Launch Party

Invest \$5,000 or more

- **\$175** Gift Card
- **Sugar Refinery Gold Card** (20% discount on all food purchases for up to 6 guests, VIP Entry with no waiting in line, for 12 months)
- **Invitation for 6** to The Sugar Refinery Launch Party

Invest \$10,000 or more

- **\$250** Gift Card
- **Sugar Refinery Black Card** (25% discount on all food purchases for up to 10 guests, VIP Entry with no waiting in line, for 12 months)
- **Invitation for 10** to The Sugar Refinery Launch Party

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Invest \$25,000 or more

- **\$500** Gift Card
- **Sugar Refinery Black Card** (25% discount on all food purchases for up to 15 guests, VIP Entry with no waiting in line, for 12 months)
- Dedicated bottle locker
- **Invitation for 15** to The Sugar Refinery Launch Party

EARLY BIRD REWARD

First 50 investors who invest \$500 or more will receive an additional \$25 gift certificate to Songkran Thai Kitchen or Grill

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Business Model

The Sugar Refinery will be open seven days a week to serve the surrounding community.

The concept will feature dated decor with innovative cocktails that attempt to recreate an age where mixed drinks could be made from a few fresh & simple ingredients. Beyond the standard fare of beer, wine and cocktails, experienced mixologists will craft adventurous concoctions with a variety of fresh herbs, fruits and vegetables.



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The menu will feature American-style bar and pub food mixed with southern cooking, including items such as chicken pot pies, lamb chops, burgers and sliders.

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STARTER

CHARCUTERIE & CHEESE BOARD – 5

Crispy Cheese Sticks with cumin-tomato dipping sauce

PROSCIUTTO WITH GRILLED FIGS

DEVILED EGGS

ROASTED RED PEPPER JAM & GOAT CHEESE

CROSTINI

CHILLED SHRIMP COCKTAIL

with horseradish sauce

PROHIBITION CALAMARI

with miso aioli and spicy tomato dip

FRESH MOZZARELLA SKEWERS

with Tomato, Basil and Balsamic oil

WILD MUSHROOM QUICHE

with Swiss and Gruyere cheese

BEEF CARPACCIO

with Olive Salad and Mustard aioli

ROASTED EGGPLANT & RICOTTA PARMIGIANA

Chicken Wings Choice Of

- . Chili BBQ
- . Roasted Garlic Sriracha
- . Honey Bourbon
- . Traditional Hot n Spicy

SALADS

THE SUGAR REFINERY COBB STACK

Lettuce, cucumbers, smoked bacon, eggs, tomato, carrots, bleu cheese, Grilled chicken breast

SPICY CAESAR GRILLED SALMON

Romaine lettuce tossed in our spicy caesar dressing with shredded parmesan cheese

BUTTERMILK HONEY CHICKEN SALAD

Crispy fried buttermilk honey chicken, romaine, candied pecans, avocado, bleu cheese, tomatoes, balsamic vinaigrette

BURGER & SANDWICHES

PIZZA BURGER

with melted cheese, roasted tomato and pita bread

PORTABELLA MUSHROOM BURGER

with Goat Cheese, tomato & basil

CHIPOTLE CHICKEN SALAD ON CROISSANT

OPEN FACE TURKEY SANDWICH

with Old Fashioned Gravy

STEAK SANDWICH

with sweet & sour red onion, melted cheese

LOBSTER & AVOCADO ON CROISSANT

with miso aioli

CUNNINGHAM SAUSAGE ROLL

smoked bacon

CRISPY PORK BELLY SLIDERS

quail egg & cheddar

STEAK & CHOPS

(Serve with choice of baked potato, garlic mashed potato, crispy fries, potato pancake)

ROASTED PRIME RIB (first come first serve)

GRILLED LAMB CHOPS

With Garlic Confit and balsamic mint

16OZ T-BONE STEAK

With Sizzling herb, sun-dried tomato butter

GARLIC CRUSTED RACK OF LAMB

HONEY BOURBON PORK CHOPS

HAND CRAFTED

BAKED POTATO

GARLIC MASHED POTATO

POMMES FRITES + HOUSE MADE AIOLI

CRISPY CHEESE FRIES

POTATO PANCAKE

SAUTÉ SPINACH & GARLIC

ENTRÉES

(Serve with choice of baked potato, garlic mashed potato, crispy fries, potato pancake)

BABY BACK RIBS

Braised BBQ Glazed Baby Back Ribs

With Roasted tomato, honey bourbon reduction

DINOSAUR RIBS

Slow cook hot n spicy beef short rib with tamarind

chili glazed St Louis Cut Ribs

SMOKED PORK RIBS

with seven spice Farmer-Style Fried Chicken

GRILLED PEPPER SHRIMP

With Avocado/tomato salsa

BRAISED LAMB SHANK

With oranges-curry sauce

GRILLED BLACKENED TUNA

With poached potato, green beans, egg, plum tomato,

cucumber, chipotle lime vinaigrette

THE SUGAR REFINERY CHICKEN POT PIE

Crispy Pull chicken and veggie baked in a herb cream reduction

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Preliminary sample menu

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Location Analysis

Overview

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The Sugar Refinery will be located at 2248 Texas Drive, Sugar Land, TX 77479 in a bustling town square. Founded as a sugar plantation in the mid-1800s and incorporated in 1959, Sugar Land is considered one of the most affluent suburban neighborhoods of Houston, TX.

Numerous high-profile regional and international corporations have chosen Sugar Land as their corporate headquarters, including Minute Maid, Schlumberger, Fluor Corporation, Bechtel Equipment Operations, UnitedHealthcare and Aetna. Other major corporations with expansions in Sugar Land include MD Anderson Hospital, Texas Instruments, Noble Drilling, Baker Hughes and GE Oil & Gas.



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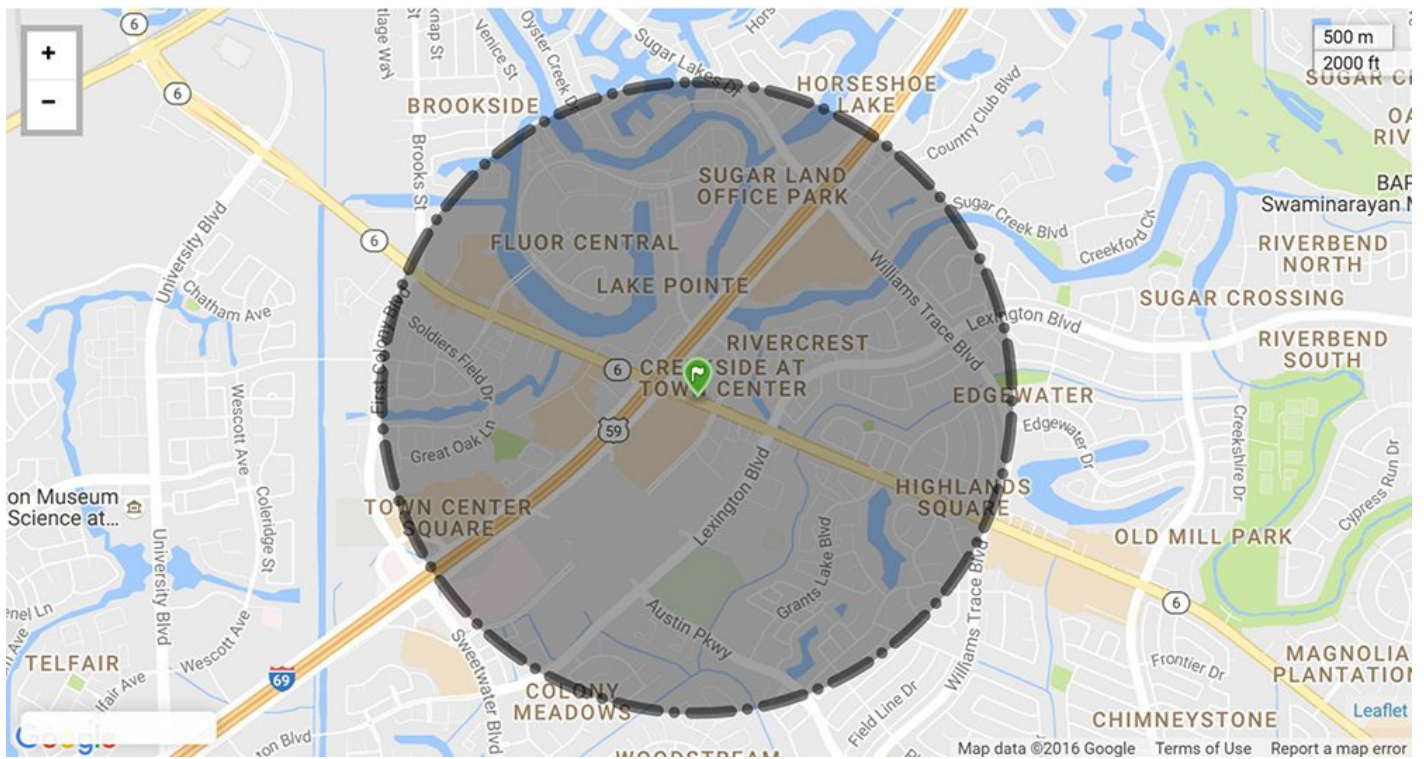
Sugar Land Town Square (photo credit (<http://www.stormonthospitality.com/portfolio/sugar-land-marriott-town-square/>))

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The Sugar Land Town Square is a 32-acre mixed use, public-private partnership. It is considered the central business district for the city of Sugar Land and has Class A office space, condominiums, retail stores, wellness studios and clinics, restaurants and the Marriott Hotel. Festivals and important events take place in the town square.

This thriving city center is easily accessible due to its prime location at the intersection of US-59 and Highway-6. It is located approximately 20 miles southwest of downtown Houston.



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Conveniently located at the intersection of US-59 and Highway-6

Within a one-mile radius, average household income is approximately 165% of the national average with a population density double the national average.

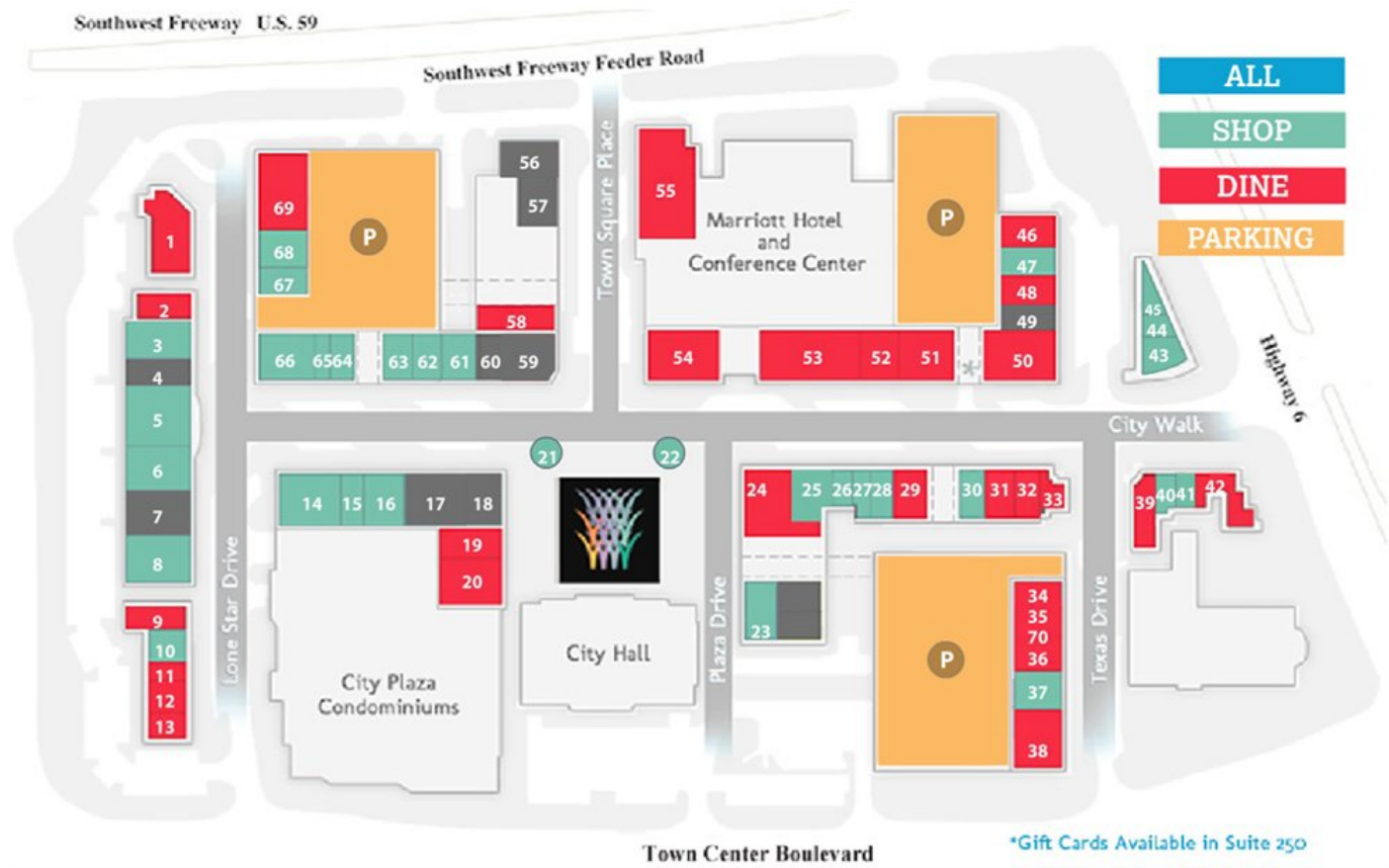
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The Sugar Refinery will be located on square 35 in the map of Town Square. Other notable restaurants include Songkran Thai Grill, Perry's Steakhouse & Grille, Shiva Indian Restaurant, and Japaneiro's Sushi Bistro & Latin Grill. Other bars in the square include Flying Saucer, Baker Street Bar & Grill, and Ginger Mule Tonics & Meals. Retail stores cover fashion, health & beauty, and other specialty stores.

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Sugar Land Town Park offers a wide variety of shopping and dining attractions

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Leadership



Junnajat "Jett" Hurapan, Partner & Executive Chef

Jett Hurapan is an award-winning chef whose bold, satisfying dishes reflect strong ties to his culture. With a diverse culinary background that includes Thai, Italian, French Vietnamese, New American and Mediterranean cuisines, Jett brings an innovative approach to his role as Executive Chef of The Sugar Refinery.

Most recently the co-founder and co-creator of Songkran Thai Kitchen + Songkran Thai Grill, Jett has over 20 years of experience in some of the leading restaurants in the country.

His career developed, as he joined the team at BR Guest (Isabella's, Blue Water Grill) and eventually worked alongside famed New York restaurateur Stephen Hanson as the Executive Chef of West Side Ruby Foo's. He served as Executive Chef at Rain in New York. Rain received New York's Best Pan Asian Award and was recognized by the James Beard Foundation. He continued on with the SRO Group, where he worked at the Meatpacking District's famed Buddakan, gearing up for the Executive Chef role at Buddakan's Atlantic City launch. Jett moved to Houston to serve as Executive Chef at Gigi's Asian Bistro before opening his first endeavor, BLU Restaurant & Lounge in 2011.

Jett has received several industry awards ("Best of the Best" Chef Award from American Culinary Institute, recognized with a Best Chef's American Award in multiple years) and continues to develop his passion.

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Jira Hurapan, Pastry Chef

Blending fresh and exotic ingredients to create magnificent and unexpected flavor profiles, Jira Hurapan brings more than 14 years of experience to her role as Pastry Chef.

A Bangkok-native, she first traveled to New York City to study English at Baruch College. She went on to complete the Pastry and Baking Arts program and earn a diploma from the world-renowned Institute of Culinary Education. Jira refined her palate with an internship at Sarabeth's

Bakery in Chelsea Market, one of New York City's beloved brunch spots. She refined her expertise in the intricate details of pastry making and presentation, and then continued on to join the acclaimed team at Rain in New York.

Jira and Chef Jett moved to Houston in 2008, consulting for Gigi's Asian Bistro. After 3 years there, the Hurapans opened BLU Restaurant & Lounge in Sugar Land and have since added Songkran Thai Kitchen in Uptown Park and Songkran Thai Grill in Sugar Land Town Square to their portfolio. Known for preparing everything in-house from scratch, Jira is continuously experimenting. She works alongside and collaborates with Chef Jett so that the meal progression from savory to sweet is harmonious in technique and style. [Read Less](#)



Amrita "Amy" Karnani, Partner & President

With a background in real estate development, textiles and catering, Amy Karnani serves as the dynamic visionary behind BLU, Songkran Thai Kitchen in Uptown Park and Songkran Thai Grill in Sugar Land Town Square.

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She worked in the family catering business for 6 years at the start of her career, handling customer service, sales, inventory management and purchasing. Amy then owned a textile business where she ran manufacturing facilities and managed hundreds of employees. Amy's passion in decorating and designing led her to train in interior design as well.

Amy first partnered with the Hurapans in 2011, when they created BLU Restaurant & Lounge in Sugar Land Town Square, and they have continued the expansion of the group with Songkran Thai. A critical part of the operating team, Amy has blended her extensive hospitality experience and interior design background to conceptualize the layout, design and décor of each location. She has handled the hiring of all personnel, monitored daily operations, and created internal systems for controlling costs and managing inventory and payroll. [Read Less](#)

History

- ★ **October 2011**
BLU Restaurant & Lounge opened in Sugar Land Town Square
- ★ **April 2014**
Songkran Thai Kitchen opened in Uptown Park
- ★ **April 2015**
TEAM (<https://eos.nextseed.co/about/team/>) info@nextseed.co (MAILTO:info@nextseed.co)
BLOG (<https://eos.nextseed.co/blog/>) 800-705-4220
Songkran Thai Kitchen opened in Sugar Land Town Square
- ★ **November 2016**
FAQ (<https://eos.nextseed.co/about/faq/>) TERMS OF USE
BLU Restaurant & Lounge expected to close to begin renovations (<https://eos.nextseed.co/agreements/terms-of-use/>)
BROWSE (<https://eos.nextseed.co/offerings/>)
- ★ **January 2017**
PRIVACY POLICY
The Sugar Refinery anticipated opening (<https://eos.nextseed.co/agreements/privacy-policy/>)

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