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APPROXIMATE LOCATION

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Island Scoops

Ice Cream Shop

Anna Maria Island, FL 34217

Opening hours unavailable

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This is a preview. It will become public when you start accepting investment.

THE PITCH

Island Scoops is seeking investment to fund strategic growth initiatives.

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Early Investor Bonus: The investment multiple is increased to 1.8 for the next \$50,000 invested.

FLORIDA'S BEST HOME MADE ICE CREAM

All of our Locally Made Ice Creams are hand mixed and churned in batch freezers. Our Ice Creams and Sorbets are made from quality all-natural ingredients, locally sourcing products whenever possible, and many of our ice cream inclusions are made from scratch in our facility. Our goal at Island Scoops is to continue to provide the best of the best. Locals and vacationers return year after year to enjoy Florida's best homemade Ice Cream.

Sundaes, Milkshakes and Malts

Ice Cream Nachos

Ice Cream Cones, Bowls and Flights

Delicious Baked Goods

SUNSET VIEWS ON ANNA MARIA ISLAND

Island Scoops is located on Bradenton Beach, on the south end of Anna Maria Island. Island Scoops is a family owned and operated Ice Cream and Coastal Gift Shoppe on Anna Maria Island featuring 32 flavors of Sarasota's own Big Olaf Ice Cream and Lickity Splits Ice Cream from Lakewood Ranch. Come in and enjoy the biggest scoops on the island! Treat yourself to a scoop while watching the most beautiful sunset view on the island nightly. We are located directly across from Bradenton Beach.

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INTRODUCING 'ISLAND DONUT SHOP'

We recently opened our new concept, Island Donut Company. Located on Bridge Street in Historic Downtown Anna Maria Island, this unique shop gets lots of foot traffic and offers made-to-order donuts with a variety of specialty coffees at our coffee counter.

Donuts freshly made every day

Choose your donut style, flavor and toppings right at the counter

Specialty coffees

THE TEAM

Walter Loos

Co-Owner

Julie Kirkwood

Co-Owner

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Data Room

Intended Use of Funds

Target Raise

Maximum Raise

Strategic Growth \$47,000

Mainvest Compensation \$3,000

Total \$50,000

Financial Forecasts

Year 1 Year 2 Year 3 Year 4 Year 5

Gross Sales \$575,000 \$603,750 \$633,938 \$665,634 \$698,916

Cost of Goods Sold \$346,386 \$363,705 \$381,890 \$400,983 \$421,032

Gross Profit \$228,614 \$240,045 \$252,048 \$264,651 \$277,884

## EXPENSES

Rent \$68,400 \$70,110 \$71,862 \$73,658 \$75,499

Utilities \$15,600 \$15,990 \$16,389 \$16,798 \$17,217

Salaries \$72,000 \$75,600 \$79,380 \$83,348 \$87,515

Insurance \$3,000 \$3,075 \$3,151 \$3,229 \$3,309

Merchant Services \$7,200 \$7,380 \$7,564 \$7,753 \$7,946

Supplies \$12,000 \$12,300 \$12,607 \$12,922 \$13,245

Subscriptions \$7,200 \$7,380 \$7,564 \$7,753 \$7,946

Cream of AMI \$22,200 \$22,755 \$23,323 \$23,906 \$24,503

Operating Profit \$21,014 \$25,455 \$30,208 \$35,284 \$40,704

This information is provided by Island Scoops. Mainvest never predicts or projects performance, and has not reviewed or audited this financial forecast. Please see below for additional risk disclosures.

Documents

2019 Balance Sheet

2019 Income Statement

Investment Round Status

\$50,000

TARGET

\$100,000

MAXIMUM

This investment round closes on February 10, 2021. 0 people have invested so far.

Summary of Terms

Legal Business Name Island Scoops, LLC

Investment Structure Revenue Sharing Note

Early Investor Bonus

Investment multiple for the first \$50,000 invested

1.8x

Investment Multiple 1.6x

Business's Revenue Share 2%-4%

Minimum Investment Amount \$100

Repayment Schedule Quarterly

Securitization None

Maturity Date January 1, 2028

Financial Condition

Island Donut Company (est 2020) operates as separate dba within the Island Scoops LLC. Revenue projections comprise revenues of both Island Scoops Ice Cream Shop (located 103B Gulf Dr N Bradenton Beach, FL 34217) and Island Donut Company (located 110 Bridge Street Bradenton Beach, FL 34217).

## Risk Factors

### You Might Lose Your Money

When you buy a certificate of deposit from a bank, the Federal government (through the FDIC) guarantees you will get your money back. Buying a Note is not like that at all. The ability of Island Scoops to make the payments you expect, and ultimately to give you your money back, depends on a number of factors, including many beyond our control.

### Inability to Sell Your Investment

The law prohibits you from selling your securities (except in certain very limited circumstances) for 12 months after you acquire them. Even after that one-year period, a host of Federal and State securities laws may limit or restrict your ability to sell your securities. Even if you are permitted to sell, you will likely have difficulty finding a buyer because there will be no established market. Given these factors, you should be prepared to hold your investment for its full term.

### The Company Might Need More Capital

Island Scoops might need to raise more capital in the future to fund/expand operations, buy property and equipment, hire new team members, market its services, pay overhead and general administrative expenses, or a variety of other reasons. There is no assurance that additional capital will be available when needed, or that it will be available on terms that are not adverse to your interests as an investor. If Island Scoops is unable to obtain additional funding when needed, it could be forced to delay its business plan or even cease operations altogether.

### Future Investors Might Have Superior Rights

If Island Scoops needs more capital in the future and takes on additional debt or other sources of financing, the new investors might have rights superior to yours. For example, they might have the right to be paid before you are, to receive larger distributions, to have a greater voice in management, or otherwise.

### You Have a Limited Upside

Notes include a maximum amount you can receive. You cannot receive more than that even if Island Scoops is significantly more successful than your initial expectations.

### You Do Have a Downside

Conversely, if Island Scoops fails to generate enough revenue, you could lose some or all of your money.

### Payments and Return Are Unpredictable

Because your payments are based on the revenue of Island Scoops, and the revenue of Island Scoops can go up or down (or even disappear altogether) unpredictably, it is impossible to predict how much you will receive and when. And because the payments are unpredictable, so is your ultimate return.

### The Notes Are Unsecured and Uninsured

The Notes are not secured by any collateral, nor are they guaranteed or insured by the FDIC or any other entity.

### Subordination

The Notes shall be subordinated to all indebtedness of Island Scoops to banks, commercial finance lenders, leasing and equipment financing institutions, and/or other institutions regularly engaged in the business of lending money.

### Lack of Guaranty

The Notes are not personally guaranteed by any of the founders or any other person.

### Limitation of Individual Rights in Event of Default

In the event of a default under the Notes, you will not be able to enforce your rights individually (for example, by bringing a lawsuit). Instead, a representative will be appointed according to the procedures set forth in the Note Indenture. It's possible that you will not like the representative, or that the representative will do things you believe are wrong or misguided. If an event of default has occurred and a representative has been appointed, all of the representative's reasonable expenses must be paid before any further payments are made with respect to the Notes.

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