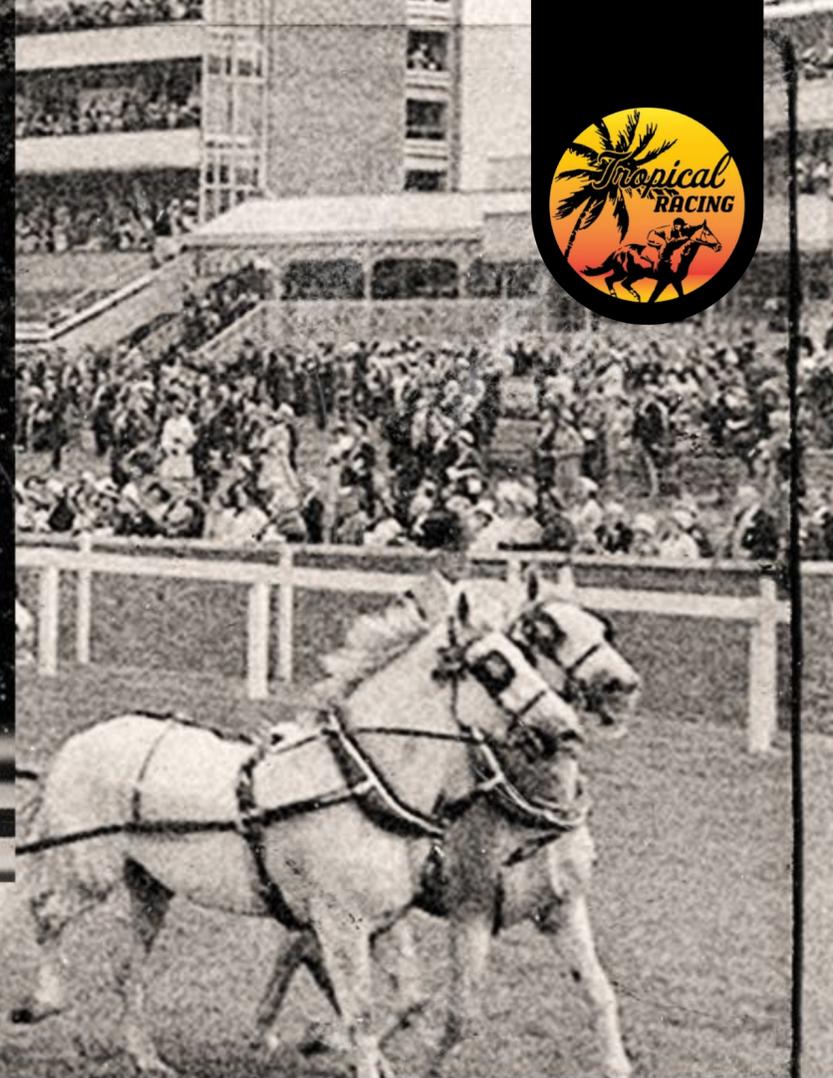




**TROPICAL
RACING** ↗





ADRENALINE. EXCITEMENT. THRILLS.

This is what thoroughbred racing is all about. From breeding future racehorses to the proud moment of standing in the winner's circle, horse racing has captured the hearts of fans and owners for thousands of years.

**HORSE RACING HAS
NOBLE AND ANCIENT
ROOTS THAT TRACE
BACK TO NOMADIC
TRIBESMEN OF
CENTRAL ASIA IN
4,500 BC.**

As tribesmen explored new areas of the globe, they brought this exhilarating sport with them. Soon, it became the preferred pastime of wealthy kings, queens, sheiks and emperors.

And for thousands of years, not much has changed. To this day, the sport of horseracing remains the playground of nobility, hedge fund tycoons, and Silicon Valley billionaires while Main Street was walled off from this exciting and lucrative sport.

Until now. |



TROPICAL RACING RANCH



Nestled in the heart of thoroughbred country on 200 acres of prime Kentucky bluegrass lives one of America's finest thoroughbred racing and breeding operations, Tropical Racing.

Through strategic acquisition, breeding, and training programs our team is dedicated to producing world class championship thoroughbred racehorses.

**FOR US RACING IS MORE THAN JUST
A SPORT, IT IS A PASSION.** 





THE PROPERTY

Strategically located, our central Kentucky farm offers an important and unique advantage as racehorse owners. Those within the bluegrass community have advanced knowledge of exceptional offerings, are the first to know about the next “hot” stallion, and are positioned to purchase one-of-a-kind individual horses that may have “slipped through the cracks” at auction.

Having the right infrastructure in place reduces the costs of maintaining young horses while they are being trained. Feed and housing fees are greatly reduced and the logistics behind transporting horses is simplified. Everything becomes a well-controlled, in-house strategy. Management of horses is streamlined and efficient – ultimately saving our partners and shareholders money while giving our horses the best advantage possible throughout their careers and into their retirement.

A MAIN
BARN WITH
23 STALLS



2 TACK
ROOMS

WASH
STALLS



AN OFFICE
AND LAB AREA

A 2ND 8
STALL BARN



14 FENCED
PADDOCKS

6 LARGE
GRAZING
FIELDS



A YEARLING BARN
WITH 8 15'X 15'
STALLS

A 5/8 TURF
TRACK



A 5/8 WOODCHIP
GALLOP TRACK

OUR PORTFOLIO

[VIEW ALL OUR THOROUGHBREDS](#)



13 RACEHORSES



AIZU (FL)

JAPAN
RED BARONESS, BY SMARTY JONES



BONHEUR (KY)

MUNNINGS
ANNATLANTIC, BY STORMY ATLANTIC



BROKEN DREAMS (CHILE)

STRONG MANDATE
OUT OF FLEETFUL CAT BY VAN VISTLEROOY



EDGEUCAYTER (KY)

COMPETITIVE EDGE
MAGINOT, BY BLUEGRASS CAT



LETTY CAT (KY)

STREET BOSS
SEPULVEDA PASS, BY UNUSUAL HEAT



MY MAN FLINT (KY)

FLINTSHIRE
EVERDEEN, BY LEMON DROP KID



HOSTILE PRINCESS (KY)

OUTWORK OUT OF WHY LUCY
WHY BY WHY WHY WHY



TIZEMOTIONALGOLD (KY)

TIZNOW
GOLDEN MOTION, BY SMART STRIKE



TORETTO (FL)

HANDSOME MIKE
ANGRY DRAGON, BY SMARTY JONES



YAFA (FL)

HANDSOME MIKE OUT OF
RED BARONESS BY SMARTY JONES

BROODMARES



ANGRY DRAGON (KY)

SMARTY JONES
SCREAMER, BY ROANOKE



BLUE WHALE (KY)

CREATIVE CAUSE
LEE ANN W, BY MR. GREELEY



CELTIC MOONLIGHT (KY)

CITY PLACE
A PENNY AT A TIME, BY PENTELICUS



DUR A CUIRE (KY)

STREET BOSS
BEAUCOUP, BY ENGLISH CHANNEL



LONGSTOCKING (PA)

INTO MISCHIEF
POT OF TRICKS, BY MAZEL TRICK



RED BARONESS (KY)

SMART JONES
MUST BE A LADY, BY LORD AT WAR



SCHMISS (KY)

HARD SPUN
AUTUMN ASH, BY TAPIT



PRECOCIOUS MISS (FL)

WINSLOW HOMER
GOLDEN HORSESHOE, BY BELONG TO ME

YOUNG HORSES



8 YEARLINGS



5 WEANLINGS



**11 FOALS EXPECTED
BETWEEN FEB 2021 AND
MAY 2021**

**By the end of Q2 2021
Tropical Racing will
have in total more than
50 thoroughbred horses
within our portfolio.**





OUR PROGRAMS

OPPORTUNITIES AT EVERY LEVEL



THOROUGHBRED SYNDICATION

A syndication partnership offers thoroughbred enthusiasts a more affordable and risk adverse path to racehorse ownership, while also giving new owners a chance to learn the ropes. Tropical Racing's syndication options offer a percentage of a horse or groups of horses.



REVENUE MODEL

A TYPICAL TRANSACTION



A YEARLING IS ACQUIRED AT AUCTION FOR **\$50,000**



OUR RANCH CARES AND TRAINS THE HORSE FOR 2 YEARS PRIOR TO SYNDICATION, WITH ROUGHLY **\$40,000** IN EXPENSES



WE SYNDICATE A HORSE FOR **\$200,000** EARNING **\$110,000** IN PROFIT



TROPICAL RACING MAINTAINS **10%** OWNERSHIP OF ALL OUR HORSES



PLUS EARNS A **5%** MANAGEMENT FEE



COLLECTING IN TOTAL A **15%** INCOME OFF EACH HORSE IN PERPETUITY, WITH NO OUT OF POCKET EXPENSE.

(In some cases Tropical Racing may retain a larger share of the horse and pay in proportion our share of the expenses.)

A single horse can continue to generate additional different streams of revenue for the ranch and it's owners. These paths depend on it's racing performance, lineage and market trends.

Note the purchase price of any horse varies to great degree depending on current market trends and a horse's lineage. The above case serves as only an example of a recent past transaction.



HORSE SALES

Our team is active at all the major thoroughbred yearling sales, including the Keeneland September Sale, Saratoga Yearling Sale and OBS Yearling Sale. With our extensive connections we also buy and sell our horses privately when it makes economic sense for the team and investors.



These stunning thoroughbred's are living, breathing animals but in financial terms they are assets. Making the right choice for acquisition is not just luck of the draw, in fact quite the opposite. Selecting the best assets from thousands offered for sale each year demands a set of finely-honed skills and hands on knowledge of quality horses combined with an ability to properly analyze the market. That's why Tropical Racing works only with a handpicked group of the country's finest bloodstock agents.

Example of a Recent Transaction at Tropical Racing

-  Thoroughbred acquired for **\$85K**
-  In less than a year's time with minimal costs the thoroughbred is later sold for **\$250K** with **\$165K** in profit.
- 



BROODMARE BREEDING PROGRAM

Each broodmare represents a unique set of genetics that determine her breeding and racing potential. A winning thoroughbred foal is the result of a well-designed broodmare management program. Each broodmare represents a unique combination of breeding, racing, and genetic characteristics.

Yearlings are purchased with a primary focus on pedigree and conformation so the value of each healthy foal generally mirrors the dam's value. As the siblings achieve in better races the younger foals' appraisal increases.



A BROODMARE CAN BE EXPECTED TO PRODUCE **10 TO 15 FOALS** IN HER LIFETIME.



13 FOALS AT AN AVERAGE OF **\$130,000** WILL GENERATE **\$1.8M** IN REVENUE FOR THE RANCH



The 500 or so top-quality yearlings are sold at annual auctions at:

the Keeneland Select Sale in Lexington, Ky.

AND

The Saratoga Select Sale in Saratoga Springs.

These two auctions are the world's largest and most prestigious sale events in the racing industry and attract international participants.

Horses at these auctions sell for an average of **\$393,079.**



Compared to **\$20,590.** for yearlings sold at other auctions.



CIRCLE 8 PINHOOKING GROUP

Circle 8 Pinhooking Group is a 100% owned subsidiary of Tropical Racing responsible for **buying young horses** with the expectation of selling later at a profit.

Many of today's race horses were "pinhooks," meaning they were typically bought as yearlings, then trained and sold the following year as two year olds.

In fact the strongest market for young thoroughbreds is at the multiple two-year-olds-in-training sales held annually at reputable sales companies around the country. These sales are frequented by trainers and owners across the U.S., as well as international buyers.



Before you can take a potential racehorse to market as a two-year old, you need the raw ingredients. This means a promising yearling that has the whole package: **Pedigree, conformation - and potential.**

Our team looks not just at pedigrees and sire lines that are hot at the moment but balances current trends with an in-depth understanding of the industry and how the market is shaping the following year at the two-year-old sales.



PINHOOKING: A LOOK AT THE NUMBERS



NADA

Purchased for
\$65,000

As a yearling at the 2018 Keeneland September sale.



Sold at the 2019 Fasig-Tipton
**TWO-YEAR-OLDS
IN TRAINING**



**SOLD FOR
\$700,000**



Nada went on to win
\$1,000,000
in race earnings.



GAMINE

Purchased for
\$220,000

As a yearling at the 2018 Keeneland September sale.



Sold at the 2019 Fasig-Tipton
**TWO-YEAR-OLDS
IN TRAINING**



**SOLD FOR
\$1,800,000**

Gamine went on to become a graded stakes winner, capturing the 2020 Acorn Stakes-G1 in stakes-record time by a remarkable 18-¾ lengths.



**ON AVERAGE SINCE 2015
PINHOOKING TRANSACTIONS
ACROSS THE INDUSTRY HAVE
SUSTAINED A 20% NET PROFIT.**



PLANS FOR EXPANSION: STUD SERVICE

Tropical Racing recently acquired a share of the millionaire winner stallion, Global Campaign, sired by the champion Curlin out of the A.P. Indy mare Globe Trot.

This means Tropical Racing owns lifetime breeding rights to Global Campaign, and for 4 years a reserved place for 2 mares along with participation in the stallion's profits. Tropical Racing maintains the right to sell our share down the road.

As our operations continue to grow we plan to add more stallions to our ranch's portfolio.

THE STORY OF CURLIN

(FINISHED 2ND IN THE KENTUCKY DERBY AND SOLD AGAIN FOR \$3.5M)

Originally bought as a colt for **\$57K**
After his first start, 80% of Curlin sold for **\$3.5M**.

Retired with **\$11M** in purse winnings
Sold 20% for **\$6M** in 2015, Valued as a Stallion for **\$30M**.

Commands **\$175K** stud fee and breeds an average of 150 mares per year for an annual income of **\$26,250,000**.



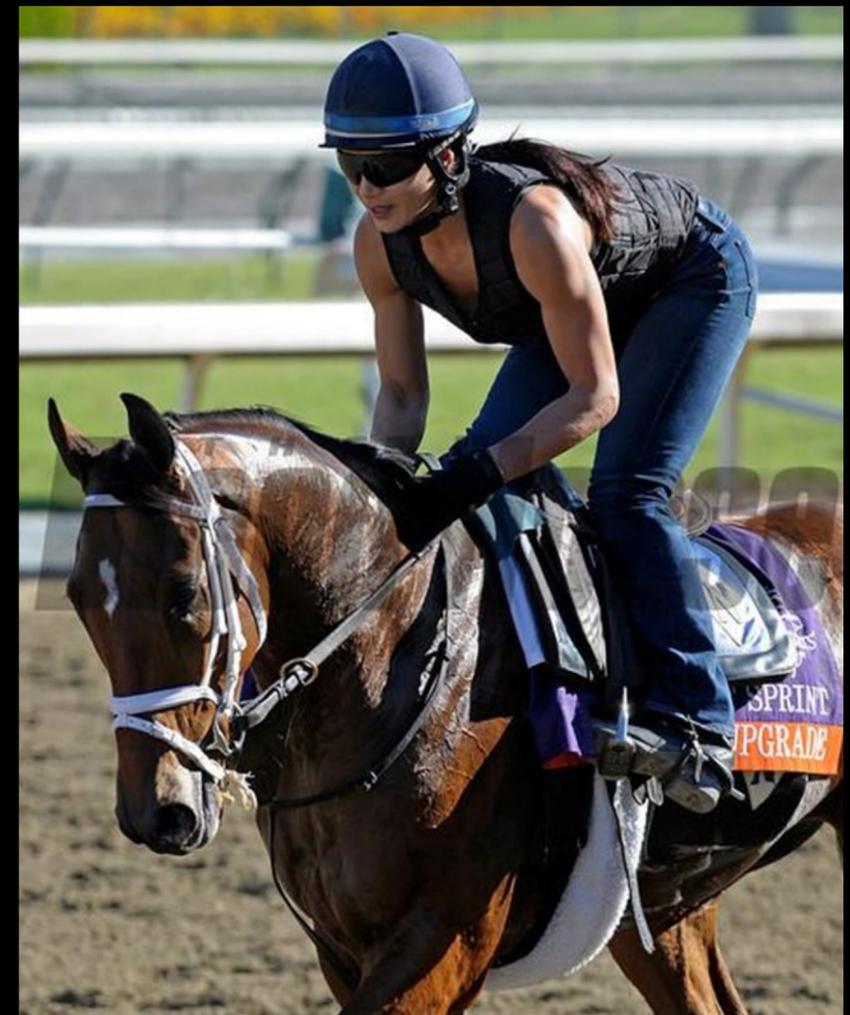
GLOBAL CAMPAIGN PICTURED TO THE FAR RIGHT



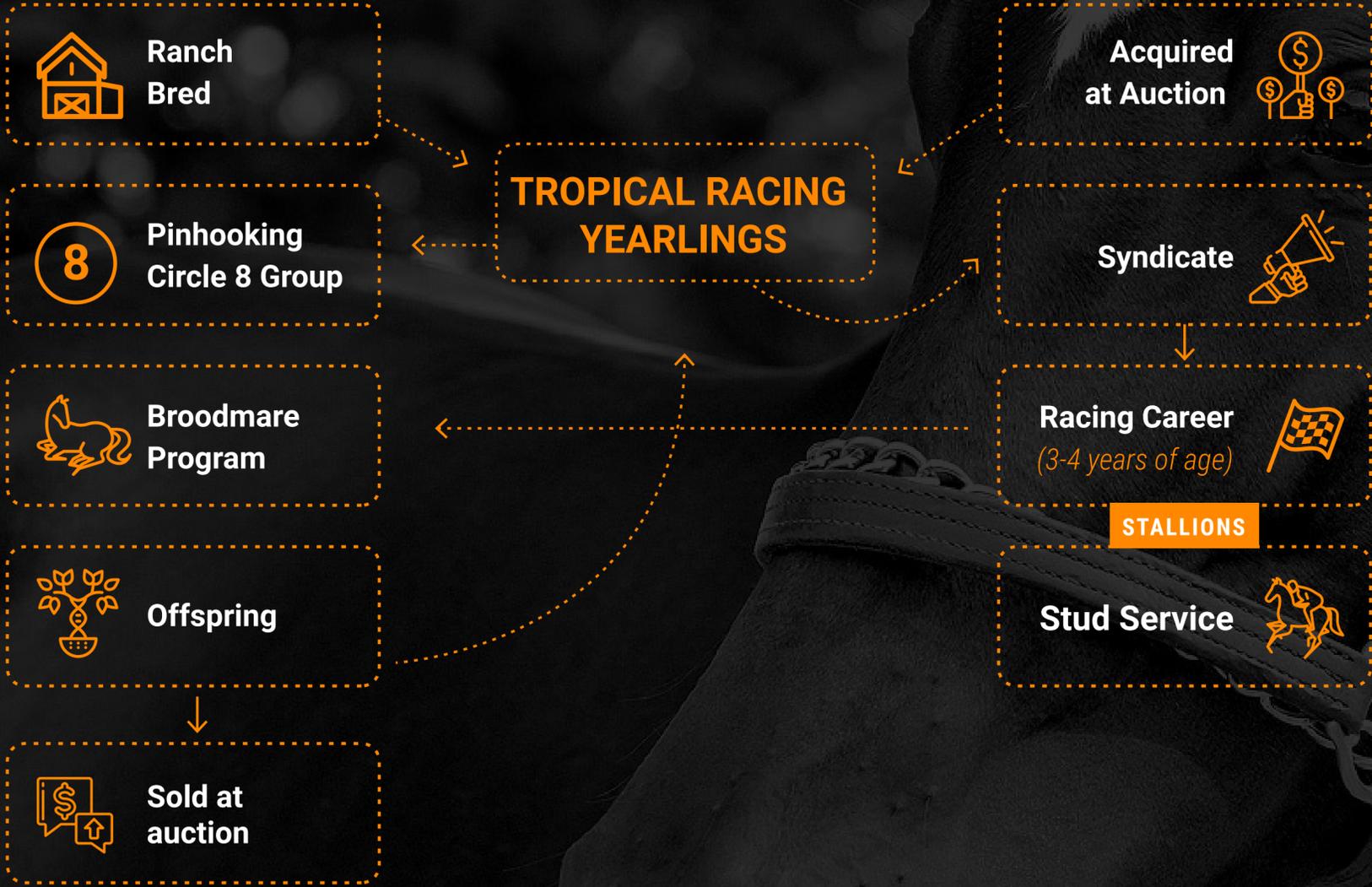
TRAINING FACILITIES

Tropical Racing's thoroughbreds are developed and conditioned by trainer Michelle Nikei at our 200 acre ranch in Versailles, KY. Michelle established herself as a trainer beginning in 2008 winning her first stake later that same year. With a mere 20 horses in her stable, she went on to win multiple graded stakes headed by Grade 1 Winner Prince Will I Am, and graded stakes winners Regalo Mia and Upgraole.

As a rule, Tropical Racing's 2 year olds arrive to begin their racing careers with Michelle early in the spring. The ability of each individual is assessed by their performance in the mornings and within the first few races. Individual achievement determines future races and locations of racing opportunities.



THE LIFE CYCLE OF A THOROUGHBRED AT TROPICAL RACING RANCH



FLORIDA TRAC THOROUGHBRED RETIREMENT

Tropical Racing Founder, Troy Levy holds a position on the board of Florida TRAC. Horses entering the TRAC program receive hands on care, professional retraining, and the chance for a second career. These retired Thoroughbreds go on to success in the show world, on the polo field, in therapeutic riding programs or simply as loving companions.

ABOUT THE FOUNDER

TROY LEVY

Born in Queens, NY, Troy's love for the horseracing industry began when his father took him to the racetrack when he was 13 years old. From here, Troy's career started at age 16. When he was 18, he became one of the youngest trainers in New York. He also attended Long Island University and continued to train horses for the next 7 years. Troy started a family and felt traveling up and down the east coast was getting harder. With that he turned a 180 and headed to the financial industry. During the next chapter in his life, Troy became a stockbroker, trader for companies like Spear Leeds and Kellogg.

Troy has owned numerous successful businesses over the years while always involved in the racehorse industry. Studying, breeding, buying and selling racehorses, his true passion was undeniable. Troy's dedication and expertise with racing grew to include breeding, syndication, and in 2017, forming his own racing Partnership Group, *Tropical Racing*.

With his background in finance, Troy is able to find inefficiencies in the pricing of horses. Unlike the stock market, there isn't a public market or exchange for horse pricing. This means savvy players are able to take advantage of one of the few non-computerized asset classes left on the planet.

And by exploiting these inefficiencies, Troy and his team are able to reap massive windfalls from buying, selling, and syndicating the right horses.

A story like Troy's just goes to show how excellence in this industry is not just something anyone can attain. It takes a lifetime of dedication, building the right connections, and gaining the right knowledge to properly succeed in the sport of Kings and Queens.





TEAM

SUNNY SHARMA

Interim CFO

Sunny Sharma has over **20 years of experience in public**, private equity and individual investor backed entities in various sectors including education, healthcare, and technology. Mr. Sharma started out his career in public accounting and later held several Executive positions and at the end of 2017, as the CEO of Digital Media Arts College (DMAC), he successfully exited with the sale of the College. Mr. Sharma has a Bachelor of Commerce in Accounting from Carleton University in Ottawa, Canada, and a Master of Business Administration from the University of Miami. He is a known strategic thinker, perfect for fast paced growth environments such as horse racing, with a practical approach in achieving desired results.



MICHELLE NIHEI

B.Sc DIPL.SC., M.S., Ph.D.
Trainer/Bloodstock Agent:



Born in Western Canada, **Michelle began riding horses at two years old** and hasn't stopped since. She holds multiple degrees including a BSc, MS, and a PhD. Her career as a Neuroscientist at John Hopkins University pivoted into the horseracing world. Michelle began at the Gluck Institute and then went on as a freelance rider, before going on to work under legendary trainer Todd Pletcher. She helped train horses for high-profile races such as Saratoga, Belmont and Monmouth. On her own **Michelle accumulated wins in Grades 1 and 2 races**, along with the proven ability to recognize talent and potential in horses that come to her barn. She was part of the team that developed high caliber horses such as Hall of Fame inductee Ashado in 2014.



MARKET SIZE

The equine industry is one of the biggest industries that is hidden in plain sight.

Most people outside (and many within) have no idea of the global scale and significance of the equine industry.



50 million Americans visited a track, betting a total that exceeded **\$7 billion**.



In just the United States alone the Equine industry is estimated at over **\$102B**.

Over \$26.1B is generated by the racing segment.



With the 2018 **legalization of sports wagering in the US** - the prizes and stakes shared by the winners' owners - **have almost doubled hitting \$480 million nationwide.**

The thoroughbred business is bullet proof. The industry has survived every World War, depression, recession, stock market crash, and every real estate crunch. In fact, sales from thoroughbreds during the 2007/2008 economic downturn were down only 3% and jumped right back up in 2009.



THE OFFERING

When you become part of the **Tropical Racing** family you buy into the adrenaline rush and the opportunity to profit from a centuries old sport that continues to deliver thrills, adrenaline, and profits.



\$1050 Minimum Investment



\$3.50 Price Per Share



25M Funding Goal

Thoroughbreds offer a truly liquid and tax sheltered investment and equine assets commonly qualify for **100% tax write off.**

Expansion Plans

Heading into 2021, **Tropical Racing plans** to add more thoroughbreds to our portfolio and purchase a second ranch in Kentucky. This 2nd facility will house stallions and we will focus on expanding the training program.



USE OF FUNDS

\$ 5 Million Raise

Circle 8 Ranch	1,000,000	20%
Horse Acquisition	2,100,000	42%
Horse Breeding - Stud Fees	420,000	8%
Horse Investment - Stallion Shares	400,000	8%
Equipment	40,000	1%
Tractor	65,000	1%
Eurosizer	75,000	2%
All Weather Track	200,000	4%
Barn Improvements	350,000	7%
Increased Branding & Marketing	100,000	2%
Office Systems & Upgrade	50,000	1%
Increased Horse & Ranch Expenses	200,000	4%
	5,000,000	100%

\$



USE OF FUNDS

\$ 25 Million Raise

Circle 8 Ranch	1,000,000	4%
Secondary Ranch	5,000,000	20%
Ranch Improvements	1,000,000	4%
Horse Acquisition	10,000,000	40%
Horse Breeding - Stud Fees	2,000,000	8%
Horse Investment - Stallion Shares	2,000,000	8%
Equipment	1,000,000	4%
All Weather Track	250,000	1%
Barn Improvements	1,000,000	4%
Increased Branding & Marketing	500,000	2%
Office Systems & Upgrade	250,000	1%
Increased Horse & Ranch Expenses	1,000,000	4%
	25,000,000	100%



\$



TROY LEVY

Chief Executive Officer

“At the Tropical Racing ranch, our team works hard. We go the extra mile to make sure money isn’t wasted and we strive to keep costs low to save money for our partners and shareholders. We don’t sit in an office and delegate all aspects of the business. We are working owners, tending to the farm and taking care of the horses from sun up ‘til sun down.”



For the first time ever, Main Street investors can own a piece of an industry that has been the private playground of kings and queens, hedge fund tycoons and sheiks.

Today, you can cross over the “velvet rope” and take your stake in this \$102 billion industry I with an investment as little as **\$1,050**.

And as profits roll in, you'll share in a cut of these revenues like the wildly profitable syndicates of ancient times.

At Tropical Racing, we have a modern take on an ancient sport that promises to be lucrative and exciting - and we're happy you're along for the ride.