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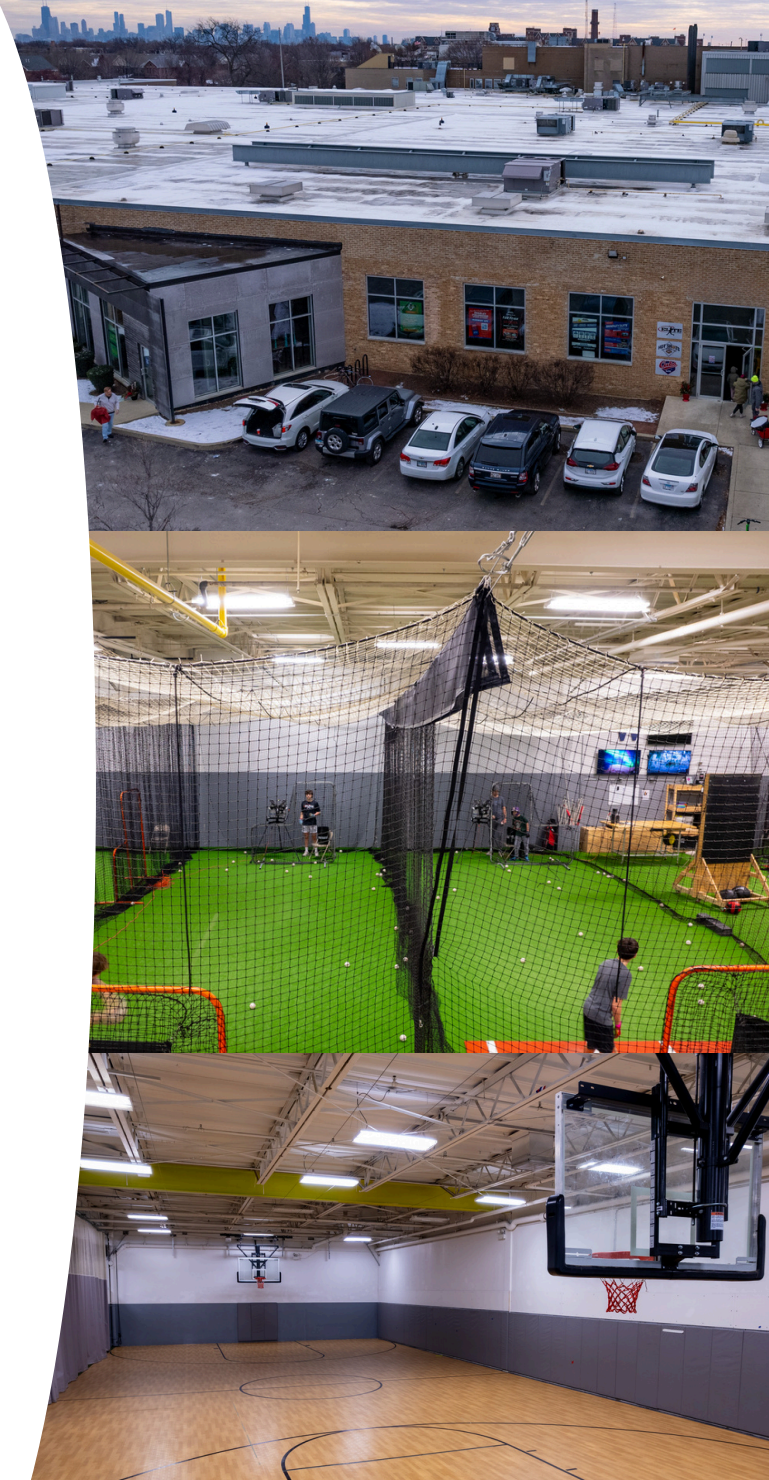
PRESENTS

INDOOR SPORTS TRAINING FACILITY BUSINESS FOR SALE CHICAGO

Contact: Richard Burke, BFS, LLC, 630-707-3059, rburke@bfs-cpa.com

KEY FACILITY AND OPERATION HIGHLIGHTS

- **TURNKEY OPERATION** with Staff, Equipment and Programs.
- 20 Batting Cages with 2 open turf infields.
- Full size **Basketball Court** – with **Volleyball Net**.
- Party **Rental Space**.
- **Golf** Simulators.
- High Tech training equipment **HitTrax** and **Rapsodo**.
- 3 staple youth sports **PARTNERSHIPS** providing approximately 50% of revenue stream (Partnerships will be disclosed upon signing an NDA)
- **Versatile Space** for Training – League Competition – Practice – Recreation
- Fully staffed & seasoned Leadership by professional facility operator and former MLB player.
- **Long Term Lease Available** (property is not owned).
- Fully equipped **Weight Room**
- All **Staff** members are **Revenue Producing Instructors**
- Fully **Outsourced Back Office**
- **Mindbody Platform** – Scheduling and mass communication
- **Fieldhouse App** – online scheduling, waiver management & customer profiles
- **VOIP Teams** – phone system
- **Security Camera System**
- **Secure Building Access System**

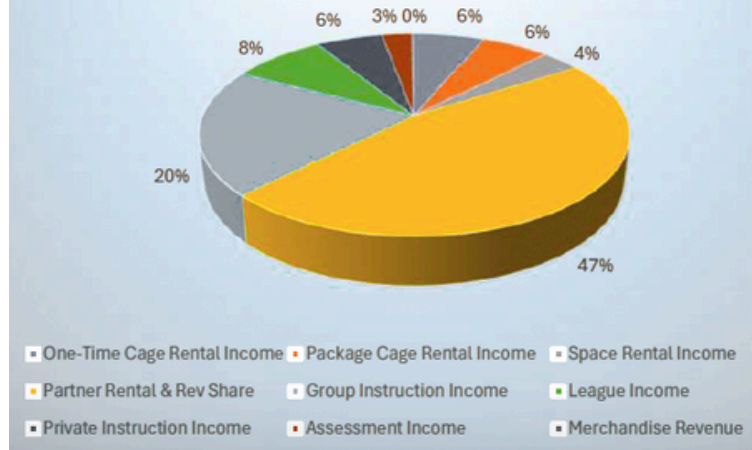


INDOOR SPORTS TRAINING FACILITY BUSINESS FOR SALE

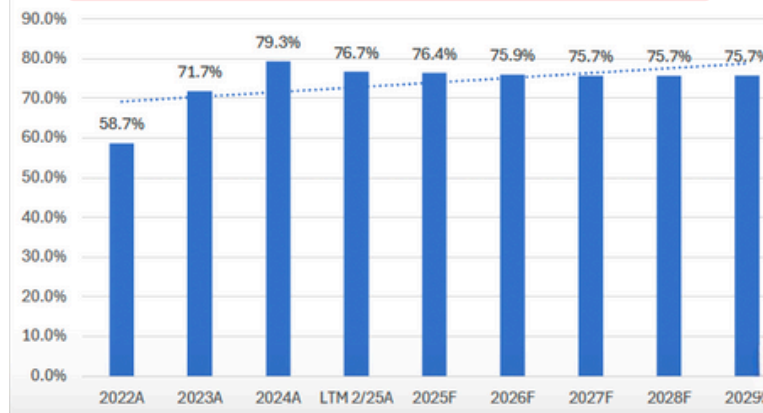
INVESTMENT HIGHLIGHTS

- Forecasted Revenue Growth 17.5% CAGR
- 94% Recurring Revenue
- All equipment needed to produce revenue is included
- Expansion of new revenue producing programs already set up
- Fully staffed
- Historical and Forecasted Gross Margin 76%
- Forecasted Annual EBITDA/ SDE of \$770k by 2029
- Asking price \$2m with a forecasted enterprise value in year 6 of \$5.5m = equals a 32.6% ROI

REVENUE MIX 2029 BY CATEGORY



HISTORICAL AND FORECASTED GROSS MARGIN



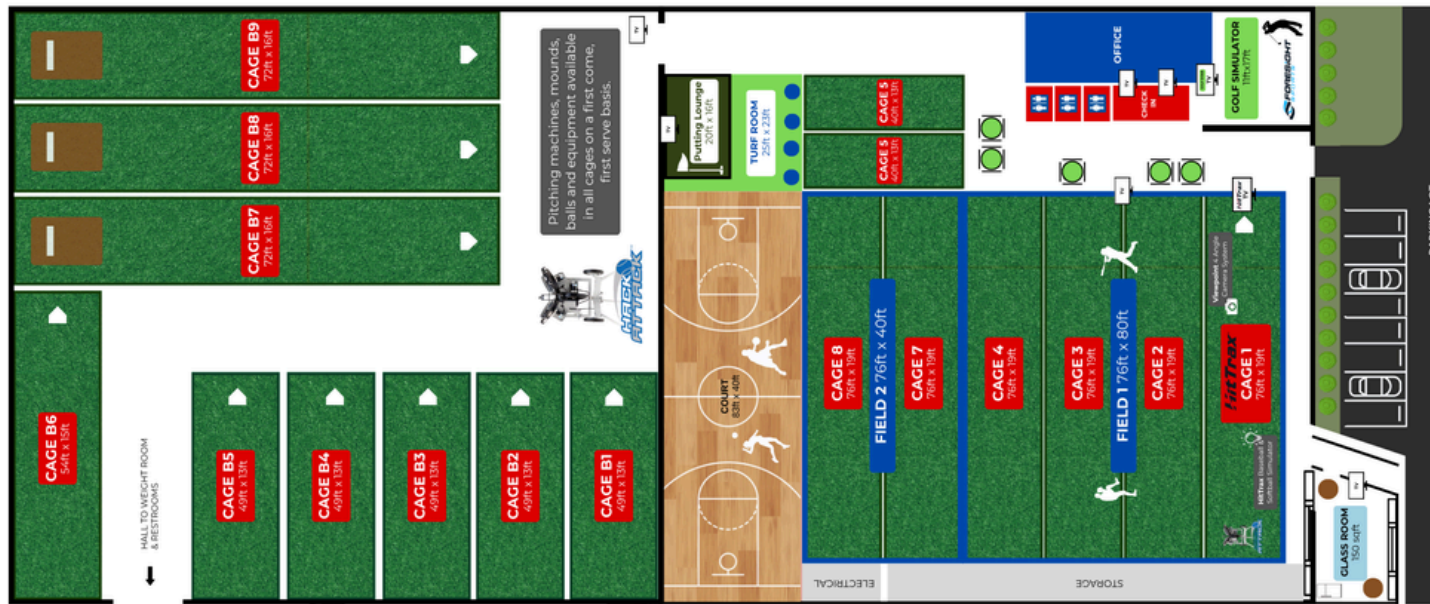
PROGRAMING AND REVENUE STREAMS

- Youth Sports Partnerships Rental and Revenue Share
- Baseball Cage Rentals
- Membership Packages
- Basketball Court Rental and Leagues
- Skill Training Private & Group Lessons (baseball, basketball, softball, golf, & basketball)
- Skill Assessments
- Competitions and Leagues (Youth and Adult)
- Party Room Rentals and Sports Package Options (private party and corporate - including BYOB licensed)
- Fieldhouse Memberships
- Professional Golf Instruction

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INDOOR SPORTS TRAINING FACILITY BUSINESS FOR SALE

30,000 Sq. Ft.

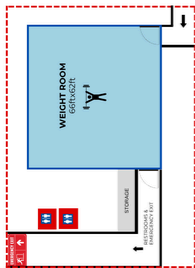


STRONG AND EXPERIENCED TEAM

TURNKEY OPERATION – STAFF, EQUIPMENT AND PROGRAMING

COMPELLING GROWTH OPPORTUNITIES

STRONG PROJECTED FINANCIAL PERFORMANCE SDE \$770K PER YEAR



Weight Room

Glass Room



Golf Simulator



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