



**Indoor Immersive Multi-Purpose
RECREATIONAL
FACILITY**

Digitizing Traditional Sports & Making Amateurs Into MVP's



Indoor Multi-Purpose RECREATIONAL FACILITY



CONCEPT

Indoor Features:

- 35' Height Clearspan Buildings
- 1 NHL Sized Ice Rink 200x85, room to expand
- 1 Skills Pad Rink
- 5 Locker Rooms, 1 Coaches/Ref Locker Room
- 4 Tennis Courts, 4 Pickleball Courts
- 2 Turf Area 160x120, and mini space
- 2 Basketball/Volleyball courts
- 2 Batting & Pitching Cages
- 3 Golf & Sport Simulators
- 1 Indoor Climbing/Interactive Area
- 1 Fitness Room 2000 sq ft
- 1 Off Ice Training
- 1 Bar/Cafe
- 2 Mens, 2 Womens Restroom
- 3 Admin Office

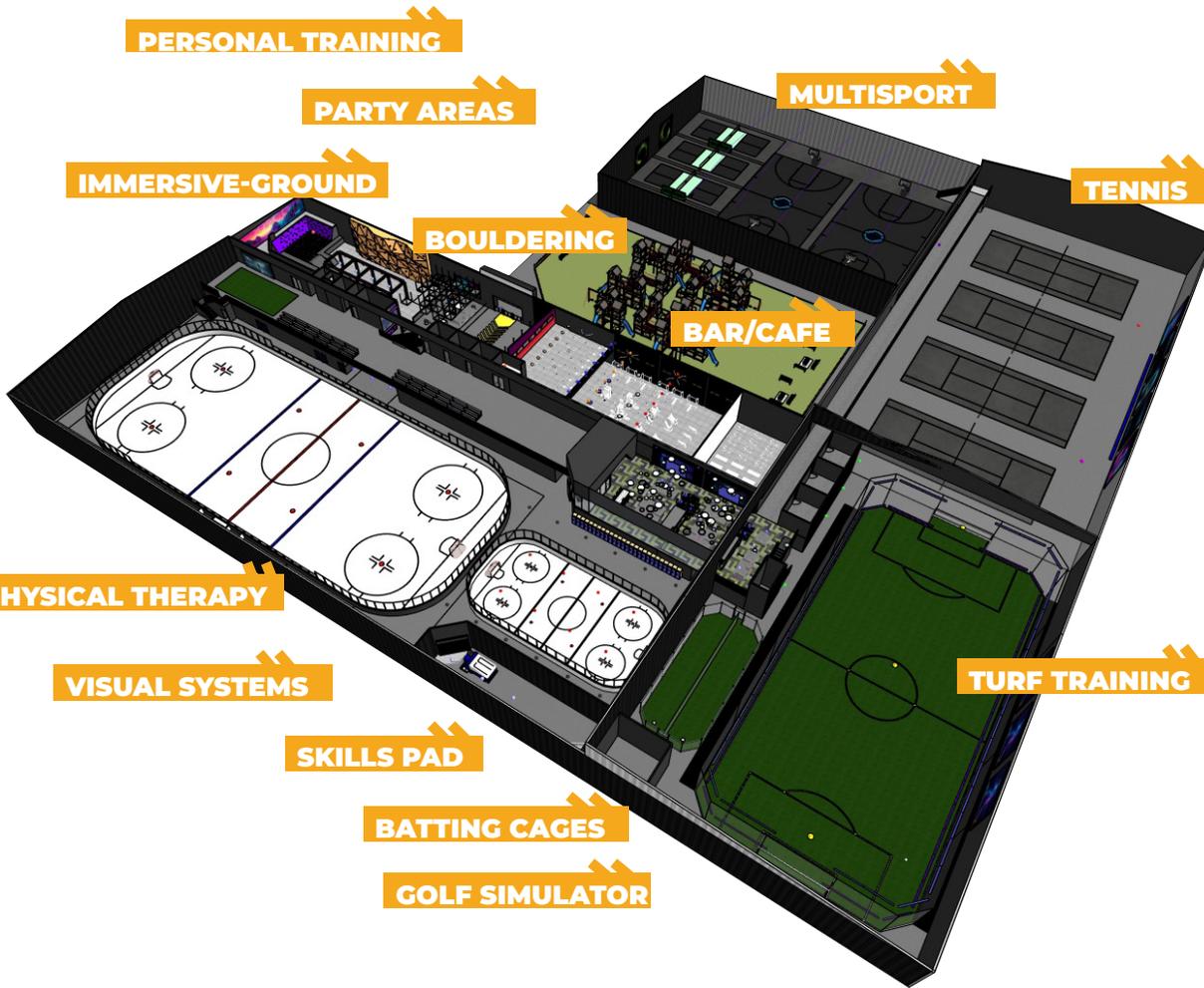
Outdoor Play Area:

- Playground
- Bocce Ball, Giant Jenga, Hockey Sauce
- Fire Pits, Pergola Structures
- Picnic Tables with Umbrellas

Interactive & Extras

- 3D Projection Areas, RGB lighting, Display walls
- Kids Broadcast Center, Interactive Wall Games
- Reactive play area
- Full Facility Summer Day Camp
- EV Level 3 Charging & Solar

REVERSE VIEW



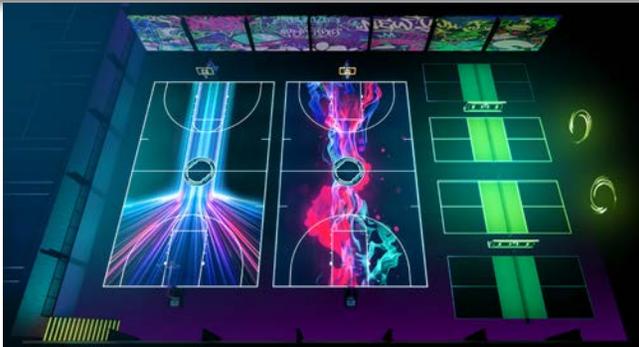
CONCEPT

Multisport Facility

- Cross-sell to existing members new activities
- Get everyone in a family involved in something
- Maximize revenue potential per sq ft
- Create a destination environment
- Utilize technology to actively engage participants and spectators
- Membership allows users to easily and quickly switch activities
- Limited member downtime
- Dropdown nets allow separation of areas
- Multisports allows camp specialization and generalization for greater participation



Indoor Multi-Purpose **RECREATIONAL FACILITY**



FUTURE SPORTS

Traditional Sports + Tech

- Experiential setting for all sports
- Sports science tracking and training
- Immersive settings for MVP atmosphere
- Fan engagement games
- Interior cameras with a multistream broadcast
- 3D projections on walls, ice, turf
- Responsive lighting controls
- Embedded floor and ice digital lighting and boards





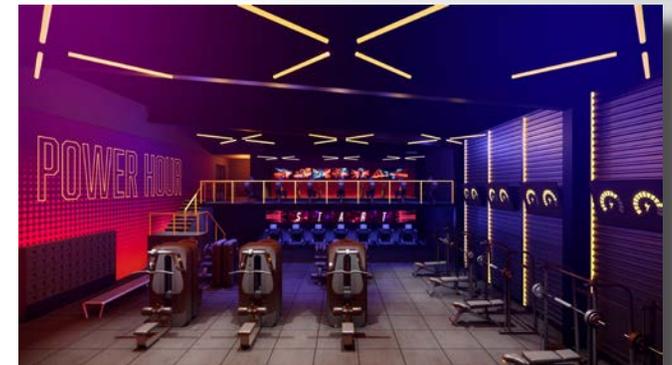
Indoor Multi-Purpose
**RECREATIONAL
FACILITY**

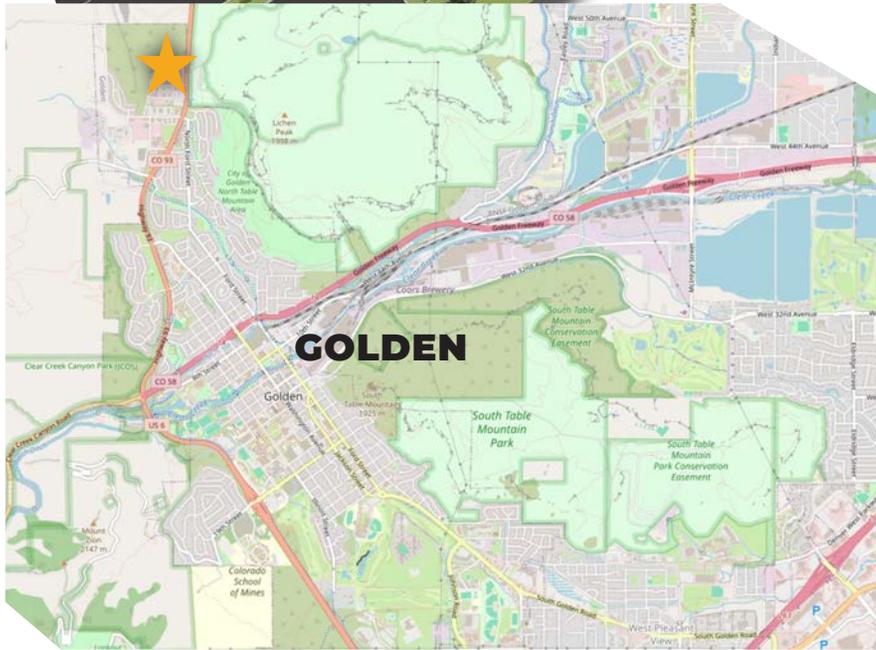


FUTURE SPORTS

Traditional Sports + Tech

- New AI Tech to drive in game stats
- Competitive workouts and personal tracking
- In game highlights

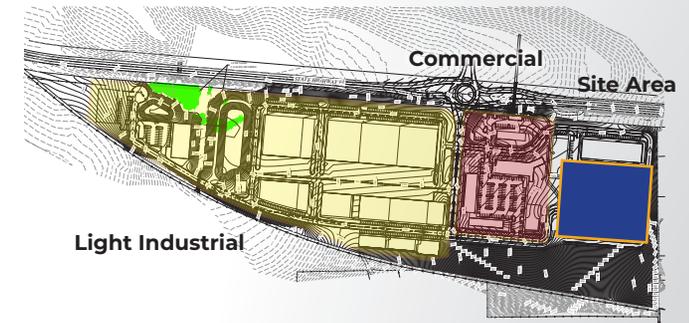




LOCATION

Access & Viability

- Site is in North Golden on Highway 93
- Estimated 25,000 cars per day pass by
- Location is zoned in a Planned Commercial & Light Industrial District allowing for taller building size.
- Other businesses would be complimentary



DEMOGRAPHICS

Predicting User Potential

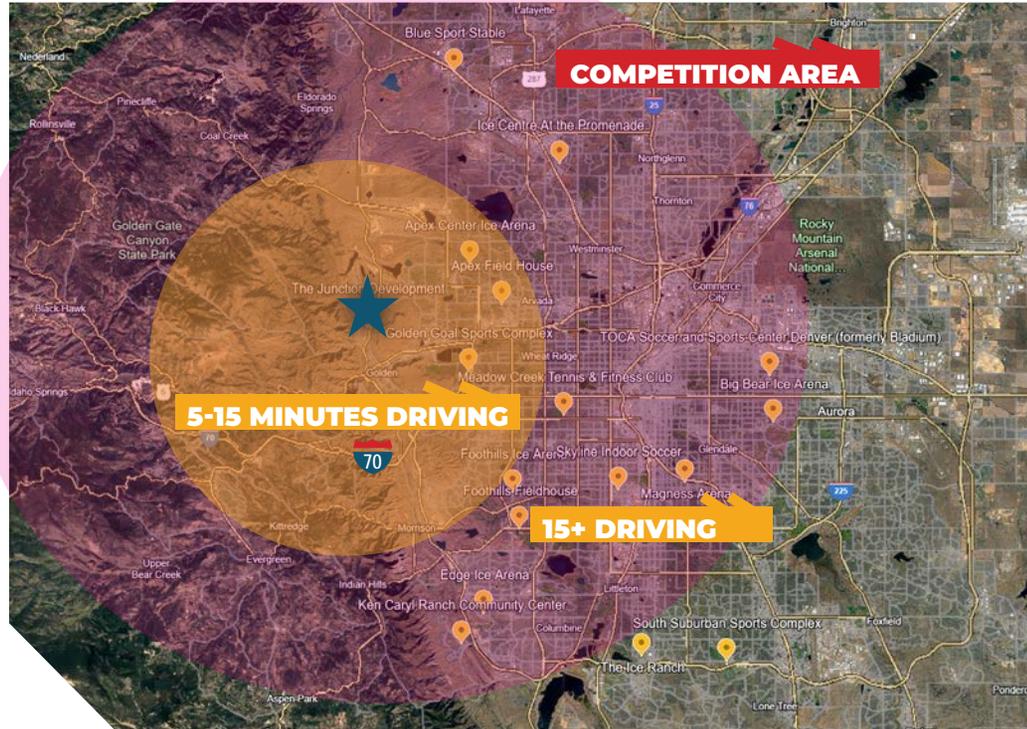
- Total population area within 20 miles is over 1 million people
- Neighboring competition either has capacity constraints, aging facilities and lacks innovative integrations
- Our larger area has no competing entity and a high economic base.

Family Structure

- County Median Household Income is \$102,000
- Average home value is \$623,000

NOTHING WEST

Closest 60 min+



COMPETITION

Distance Tracking

- Indoor Soccer/Lacrosse - 10 min, aging poor facility
- Indoor Tennis - 25 min and at capacity
- Ice Rink - Competitors at capacity or aging.
- Basketball/Volleyball - Local with limited availability
- Pickleball - Limited indoor options
- Batting Cages - none nearby
- Simulators - not enough access
- Fitness class - Local but limited availability
- Gym - Lacking tech
- Climbing - Local but never changes courses, no tech

RATES

Competitive Pricing

- Rates shown in financials are at market rate or below
- Membership rates, group rates, and high use rates for activities are possible but not shown in financials

MUNICIPAL

REC DISTRICT CONSIDERATION

- Rec District has limited land available to build such a facility and couldn't presently build anything matching this size or scope.
- Current leadership has no desire to fund any projects outside of using a bond (tax) measure. This isn't likely to change in the next 5 years and this facility would eliminate the burden of trying.



**Indoor Multi-Purpose
RECREATIONAL
FACILITY**



PROGRAMMING

ICE (200x85) (75x50)

- Hockey, Youth & Adult League, Drop In, Stick & Puck
- Figure Skating, Broomball, Curling, Open Skate

TURF (160'x120')

- Soccer, Lacrosse, Flag Football, Baseball

TENNIS (240'x120')

- Tennis - Junior tennis, Adult drills, Adult League
- Pickleball 2x

GYM (100'x120')

- Junior Basketball, Adult Pickup Basketball
- Volleyball Club, Volleyball League
- Pickleball 2x, PB League, Open Play, Tournaments
- Dodgeball, Futsal, Open Gym

FITNESS (2000 square ft)

- Yoga, Martial Arts, Pilates, Dance Class, Aerobics, Zumba, Personal Coaching

FEATURE AREAS

- Batting and Pitching Cages, Pay Per Use
- Golf Simulators, Pay per hour
- Climbing Wall with Digital Wall Tech, Climbing Club

SUMMER DAY CAMP

- Art and Crafts, Dance, Bike Park/Pump Track, Ice Skating, Turf Games, Tennis, Interactive Games, Climbing, Playground Free Time

OUTDOOR AREA

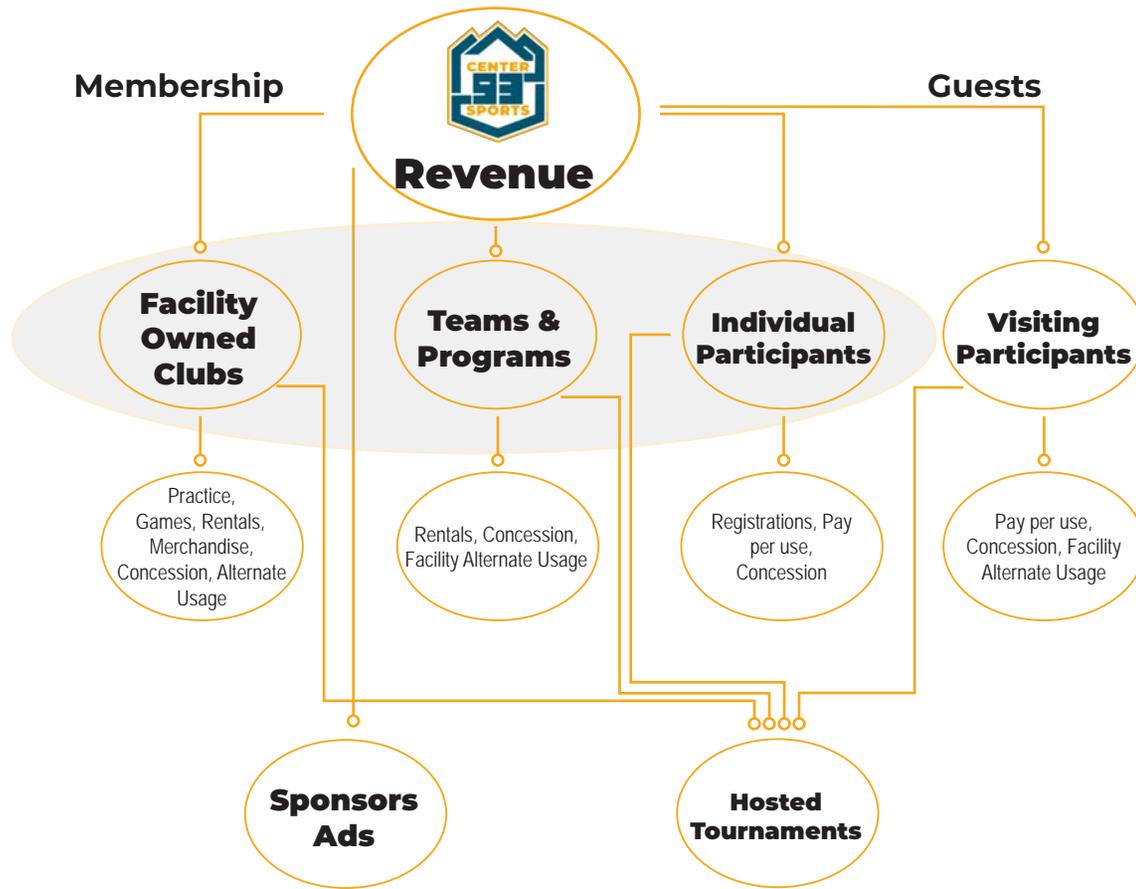
- Playground
- Bocce Ball courts, Pergolas, Picnic Tables, Fire Pit

Multi-use facilities lead to higher and more consistent revenue.



Facilities build community spirit, create loyalty and fulfill community wellness needs.

Recruiting across other sports and activities makes the acquisition of new users much easier.



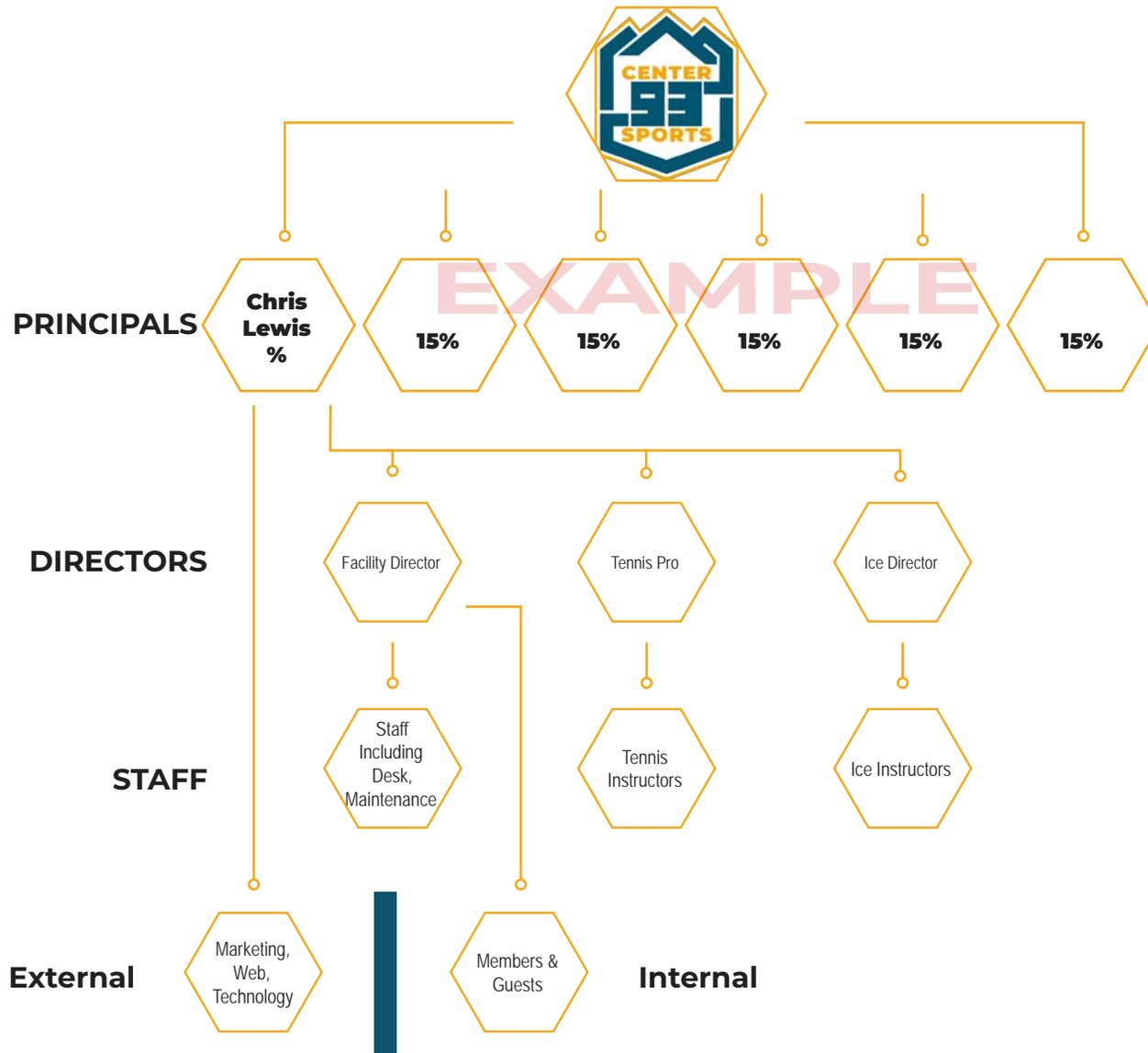
BUSINESS MODEL

Club Concept:

- European/Australian Club Model
- Low cost yearly membership, affordable to general public, allows us to capture info and boost concession revenue.
- Club would use RFID, App, and member number for transactions with automated monthly billing.
- Elimination of money exchange significantly increases revenue from activities, bar and purchased items.
- Pay per use for activities
- Non-members visiting can purchase at higher rate
- Free activities, member free use nights once monthly.

Team Relationships:

- Hockey club partnership with Arvada
- Possibility of higher tier team dependent on parking
- School of Mines
- Soccer, Lacrosse, Baseball would require long term contracts or otherwise risk lower rental priority with higher rates.
- Volleyball and Basketball programs would be evaluated on demand to build facility operated club programs.



EXECUTIVE

Principals

- 6 or 7 Principal Owners (Depending on Cost to Build)
- Mr. Lewis will act as CEO, other partners will have input on decision making in minority capacity.
- Mr. Lewis's EA Technologies staff will contribute marketing services, web and technology for entity.

Directors & Staff

- Ice and Tennis would need their own Directors
- Facility director would oversee all other sports and activities.
- Staffing front desk would be multipurpose bar/cafe to minimize need for extra staff.
- Maintenance staff would be responsible for ice resurfacing and sport readiness on changes
- Contract staff would be utilized for classes and instruction



Indoor Multi-Purpose RECREATIONAL FACILITY



DEFINING PRO STANDARDS



CONCEPT IMPLEMENTATION



SYSTEM DESIGN



FLEXIBILITY IN DESIGN



LOW COST DESIGNS



DESIGN BUILD COMPLEXES

FOUNDER CHRIS LEWIS



- Founder & CEO of Evergreen Applied Technologies
- Specializes in lighting design & systems integrations further focus on sports applications with completed projects internationally from rec to pro level
- Track record of bringing poorly performing companies to profitability
- Managed Sports Facility with 3000 weekly competitors throughout high school, college and later
- Head Counselor & Program Director at Summer Camp with 700 children and 150 staff
- Level 4 USA Hockey Coach
- West Jeff Baseball Board member leading 3m facility development project

Accolades

- 2X Grow With Google' Leadership Conference, one of 25 companies invited nationally
- Leadership summit with Google CEO Sundar Pichai, one of 8 internationally
- Roth Capital "Disrupters" - Speaker at national conference
- Connected Commerce Council - Digital Tools - Speaker with 1000+ attendees

GROW WITH GOOGLE



MEMBER ACQUISITION

- Google, Adwords, Mybusiness, Youtube
- Website
- Signage
- Community partnerships
- Email campaigns
- School networks

MEMBER RETENTION

- Website
- Community partnerships
- Email campaigns
- Print materials

PROGRAM & EVENTS

- Google, Adwords, Mybusiness, Youtube
- Website
- Signage
- Community partnerships
- Email campaigns
- School networks
- Print materials

MARKETING SUPPORT - BY EA TECHNOLOGIES

EA Technologies was recognized by Google as one of 25 companies in the U.S. who has achieved tremendous success using the Google platforms. Mr. Lewis, principal owner was invited to 'Grow with Google' in Washington D.C. and has also done several speaking engagements with Google staff on the customer sales experience.



CLIMBING WALL PROJECTIONS



INTERACTIVE



BROADCAST CENTER



MARKETING & TECH

Marketing Evolved

- Marketing strategy will initially be driving new traffic.
- Progressive marketing will focus on retention, programs and events.
- Community partnerships will provide a free outlet for marketing, increasing margins and limiting cost.

Technology Integrations:

- Member sign in: AI sign-in welcome video wall – hand scanning or opt out for FOB, used for purchases.
- App tracking of facility use statistics, health connect
- Queuing tech to drive facility movement
- Broadcast center with internal & external live-stream
- Water recycling systems, 200,000 gallons saved
- EV Charging stations, Level 3, pay for usage
- Solar power
- Immersive 3D Projection Areas
- Embedded floor and ice lighting
- RGBW Lighting throughout facility, DMX interface
- Advanced facility system controls through BACnet
- Interactive/Multiball



FINANCIAL OVERVIEW

Projected Acquisition Requirements

Total Acres	~ 7.00
Land Cost	~ \$6,000,000
Total Square Feet	~ 125,000
Building Cost to Build	~ \$16,000,000
Cash Required	~ \$6,000,000
Cash Ratio	25%
Total Cost	\$23,000,000

Down Payment - Minimum required is 20%, 1 m is reserved in cash for ramp up ops.

Projected Yearly Revenue Summary

Revenue	\$7,260,929
Expenses	\$2,077,737
Gross Net	\$5,183,192
Liabilities	\$1,814,659
Property Tax* <i>(Seeking 3 Year Waiver)</i>	\$607,171
Corporate Tax*	\$LLP
Reserves	\$363,046
Revenue	\$2,398,314
Return On Investment	48.81%
Bank Model Equity	\$2,988,431
Equity Model	\$4,576,020

Notable Stats

Estimated Facility Usage

Ice	27%
Turf/Tennis	17%
Tennis	30%
Fitness	6%
Hardwood	30%

Pro Shop to Ecommerce

Our plan is to take our pro shop stock to Ecommerce for our guests to purchase online as well as the broader market. Having a terrestrial location gets us access to manufacturer suppliers.

Team Ownership and Exclusives

We plan to have full club ownership of some teams and exclusive partnerships to limit outside influence. This also substantially increases revenues.

Licensing & Apparel Exclusivity

All club owned teams and house leagues will use branded club apparel. This will create additional non-factored revenues and brand marketing.



YEARLY FINANCIALS

Revenue	Expected Users	User Rate	Activity Rate	July	August	September	October	November	December	January	February	March	April	May	June	Year 1 Totals
Soccer Rental	1	\$200.00	\$225.00	\$3,409.88	\$3,409.88	\$10,229.63	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$167,083.88
Lacrosse Rental	1	\$200.00	\$225.00	\$3,409.88	\$3,409.88	\$10,229.63	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$20,459.25	\$167,083.88
Ice Hockey Rental	1	\$295.00	\$295.00	\$31,933.75	\$31,933.75	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$62,590.15	\$654,003.20
Skills Pad Rental	1	\$150.00	\$150.00	\$16,237.50	\$16,237.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$31,825.50	\$332,544.00
Figure Skating Rental	1	\$225.00	\$225.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$3,897.00	\$46,764.00
Learn To Skate	10	\$15.00	\$200.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$20,784.00
Drop In Stick And Puck	10	\$15.00	\$100.00	\$1,732.00	\$1,732.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$866.00	\$13,856.00
Tennis Adult Drill	32	\$30.00	\$960.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$498,816.00
Tennis Junior	32	\$20.00	\$640.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$41,568.00	\$498,816.00
Tennis League	10	\$25.00	\$250.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$10,825.00	\$129,900.00
Open Tennis	16	\$25.00	\$400.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$25,980.00	\$311,760.00
Pickleball Rental	16	\$15.00	\$240.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$10,392.00	\$124,704.00
Fitness Classes	20	\$15.00	\$300.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$12,990.00	\$155,880.00
Birthday Party	1	\$300.00	\$300.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$5,196.00	\$62,352.00
Day Camp	250	\$400.00	\$100,000.00	\$400,000.00	\$400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300,000.00
Playground	500	\$1.00		\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00	\$15,500.00	\$14,000.00	\$15,500.00	\$15,000.00	\$15,500.00	\$15,000.00	\$182,500.00
Climbing Visits	250	\$5.00		\$38,750.00	\$38,750.00	\$37,500.00	\$38,750.00	\$37,500.00	\$38,750.00	\$38,750.00	\$35,000.00	\$38,750.00	\$37,500.00	\$38,750.00	\$37,500.00	\$456,250.00
Gym Membership	750	\$35.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$315,000.00
Drop In Gym	10	\$12.00	\$120.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$26,250.00	\$315,000.00
Simulator	300	\$35.00		\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$10,500.00	\$126,000.00
Baseball Cages	150	\$25.00		\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$45,000.00
Basketball Volleyball	1	\$20.00	\$175.00	\$2,652.13	\$2,652.13	\$15,912.75	\$26,521.25	\$26,521.25	\$26,521.25	\$26,521.25	\$26,521.25	\$26,521.25	\$26,521.25	\$10,608.50	\$10,608.50	\$228,082.75
Annual Membership	10,000	\$25.00	\$250,000.00	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$20,833.33	\$250,000.00
Sponsorship Deals	75	\$750.00	\$56,250.00	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$4,687.50	\$56,250.00
Retail Rental	2	\$2,687.50	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$5,375.00	\$64,500.00
Office Rental	2	\$750.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000.00
Concession Revenue	1	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$600,000.00
Merchandise-Service Sales	1	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$120,000.00
Revenue Totals				\$826,918.96	\$826,918.96	\$497,447.48	\$530,265.23	\$528,515.23	\$530,265.23	\$530,265.23	\$525,015.23	\$630,265.23	\$528,515.23	\$454,143.83	\$852,393.83	\$7,260,929.70

Expenses	Month Rate	July	August	September	October	November	December	January	February	March	April	May	June	Year 1 Totals	
Cleaning Supplies		\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$12,000.00	
Equipment Purchase		\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$833.33	\$10,000.00	
Insurance		\$48,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$48,000.00	
Day Camp Insurance		\$5,000.00	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$416.67	\$5,000.00	
Marketing/Office Supplies		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000.00	
Staff															
Ice Instruction Staff		\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$60,000.00	
Tennis Pro and Staff		\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$90,000.00	
Fitness Instructors		\$40.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$1,732.00	\$20,784.00	
Front Desk and Zamboni Staff (hour rate)		\$20.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$32,760.00	\$393,120.00	
Day Camp Staff		\$15.00	\$84,375.00	\$84,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$84,375.00	\$0.00	\$0.00	\$0.00	\$337,500.00	
Marketing & Directors	3	\$80,000.00	\$20,000.00	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$6,666.67	\$93,333.33	
Director		\$120,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$120,000.00	
Concession		\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$480,000.00	
Merchandise Cost		70.00%	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00	\$84,000.00	
Utilities		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$300,000.00	
Expense Totals			\$241,617.00	\$228,283.67	\$143,908.67	\$143,908.67	\$143,908.67	\$143,908.67	\$143,908.67	\$143,908.67	\$228,283.67	\$143,908.67	\$143,908.67	\$228,283.67	\$2,077,737.33

Net Revenue				\$585,301.96	\$598,635.29	\$353,538.82	\$386,356.57	\$384,606.57	\$386,356.57	\$386,356.57	\$381,106.57	\$401,981.57	\$384,606.57	\$310,235.17	\$624,110.17	\$5,183,192.37
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Liabilities Loan Repayment	8.50%	25.00	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$151,221.65	\$1,814,659.76
Interest			\$133,025.00	\$132,896.11	\$132,766.30	\$132,635.58	\$132,503.92	\$132,371.34	\$132,237.82	\$132,103.35	\$131,967.93	\$131,831.55	\$131,694.20	\$131,555.88	\$131,417.50	\$1,587,588.97
Property Tax			\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$50,597.63	\$607,171.56
BM Improvement Reserve	5.00%		\$41,345.95	\$41,345.95	\$24,872.37	\$26,513.26	\$26,425.76	\$26,513.26	\$26,425.76	\$26,513.26	\$31,513.26	\$26,425.76	\$26,425.76	\$22,707.19	\$42,619.69	\$363,046.49
EQ Improvement Reserve	5.00%		\$26,735.22	\$27,401.88	\$15,147.06	\$16,787.95	\$16,700.45	\$16,787.95	\$16,787.95	\$16,787.95						

USAGE DATA - FINANCIALS

Activity	HPD	DPW	July	HPD	DPW	August	HPD	DPW	September	HPD	DPW	October	HPD	DPW	November	HPD	DPW	December	HPD	DPW	January	HPD	DPW	February	HPD	DPW	March	HPD	DPW	April	HPD	DPW	May	HPD	DPW	June	Hours Totals
Soccer Rental	0.5	7.0	15.2	0.5	7.0	15.2	1.5	7.0	45.5	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	0.5	7.0	15.2	0.5	7.0	15.2	742.6
Lacrosse Rental	0.5	7.0	15.2	0.5	7.0	15.2	1.5	7.0	45.5	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	0.5	7.0	15.2	0.5	7.0	15.2	742.6
Ice Hockey Rental	5.0	5.0	108.3	5.0	5.0	108.3	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	5.0	7.0	151.6	5.0	7.0	151.6	2,217.0
Skills Pad Rental	5.0	5.0	108.3	5.0	5.0	108.3	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	7.0	7.0	212.2	5.0	7.0	151.6	5.0	7.0	151.6	2,217.0
Figure Skating Rental	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	2.0	2.0	17.3	207.8
Learn To Skate	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	2.0	1.0	8.7	103.9
Drop In Stick And Puck	0.5	4.0	8.7	0.5	4.0	8.7	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	0.5	2.0	4.3	69.3
Tennis Adult Drill	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	519.6
Tennis Junior	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	779.4
Tennis League	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	519.6
Open Tennis	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	3.0	5.0	65.0	779.4
Pickleball Rental	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	519.6
Fitness Classes	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	2.0	5.0	43.3	519.6
Birthday Party	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	4.0	1.0	17.3	207.8
Basketball/Volleyball Rental	0.5	7.0	15.2	0.5	7.0	15.2	1.5	7.0	45.5	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	3.0	7.0	90.9	0.5	7.0	15.2	0.5	7.0	15.2	742.6

Hours Available	744	744	720	744	720	744	744	672	744	720	744	8760
Ice Hours Rented	251.1	251.1	454.7	454.7	454.7	454.7	454.7	454.7	454.7	454.7	337.7	4,815.0
Ice Percentage Usage	33.76%	33.76%	63.15%	61.11%	63.15%	61.11%	67.66%	61.11%	63.15%	45.40%	46.91%	54.97%
Turf Hours Rented	30.3	30.3	90.9	181.9	181.9	181.9	181.9	181.9	181.9	30.3	30.3	1,485.2
Turf Percentage Usage	4.07%	4.07%	12.63%	24.44%	25.26%	24.44%	27.06%	24.44%	25.26%	4.07%	4.21%	16.95%
Tennis Hours Available	216.5	216.5	216.5	216.5	216.5	216.5	216.5	216.5	216.5	216.5	216.5	2,598.0
Tennis Percentage Usage	29.10%	29.10%	30.07%	29.10%	30.07%	29.10%	32.22%	29.10%	30.07%	29.10%	30.07%	29.66%
Fitness Class Usage	43.3	43.3	43.3	43.3	43.3	43.3	43.3	43.3	43.3	43.3	43.3	519.6
Fitness Percentage Usage	5.82%	5.82%	6.01%	5.82%	6.01%	5.82%	6.44%	5.82%	6.01%	5.82%	6.01%	5.93%
Total Hours	541.3	541.3										
Facility Usage	18.19%	18.19%										

Cost To Build	Low	High	896.3	896.3	896.3	896.3	896.3	627.9	627.9	9,417.8
Ice Rink Refrigeration	\$1,000,000.00	\$1,700,000.00	30.12%	30.12%	33.34%	30.12%	31.12%	21.10%	21.80%	26.88%
Ice Rink Refrigeration sma	\$750,000.00	\$750,000.00								
Ice Boards	\$150,000.00	\$150,000.00								
Building Shell Hockey	\$1,500,000.00	\$2,000,000.00								
Recycling Water	\$50,000.00	\$100,000.00								
Zamboni	\$125,000.00	\$125,000.00								
Septic Systems	\$250,000.00	\$250,000.00								
Interior Finish	\$4,000,000.00	\$8,600,000.00								
Technology	\$500,000.00	\$500,000.00								
Concession Fixtures	\$50,000.00	\$50,000.00								
Turf Building Shell	\$1,050,000.00	\$1,500,000.00								
Turf Glass Boards	\$95,000.00	\$120,000.00								
Turf	\$35,000.00	\$385,000.00								
Climbing Wall	\$75,000.00	\$150,000.00								
Climbing Wall Exterior	\$0.00	\$100,000.00								
Gym Equipment	\$50,000.00	\$150,000.00								
Tennis Court Shell	\$550,000.00	\$550,000.00								
Tennis Courts	\$300,000.00	\$300,000.00								
Multisport	\$75,000.00	\$150,000.00								
Parking Area	\$400,000.00	\$550,000.00								
Playground	\$100,000.00	\$150,000.00								
Fire Pits	\$25,000.00	\$50,000.00								
Pergola Structures	\$0.00	\$50,000.00								
Architect Fee	\$200,000.00	\$250,000.00								
Pump Track	\$50,000.00	\$100,000.00								
Bike Park	\$0.00	\$0.00								
	\$11,380,000.00	\$18,780,000.00								

Not Factored Revenue Streams

- Soccer Tournament
- Lacrosse Tournament
- Baseball Turf
- Flag Football Turf
- Hockey Summer Camp
- Soccer Summer Camp
- Jeffco Schools Partnerships
- High Altitude Training

Cost To Build

- Estimates are from conceptual

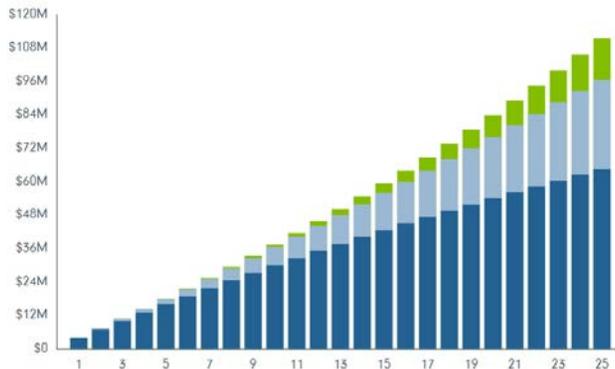
PROJECTIONS - FINANCIALS

Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Net Revenue	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$72,609,297
Net Expenses	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$20,777,373
Liabilities	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$18,146,598
Taxes	\$607,172	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$3,874,590
Reserve	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$3,630,465
Net Revenue	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$23,983,146
Net Cash	\$2,761,361	\$5,522,722	\$8,284,083	\$11,045,444	\$13,806,805	\$16,568,166	\$19,329,527	\$22,090,888	\$24,852,249	\$27,613,610	

Year	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Totals
Net Revenue	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$7,260,930	\$145,218,594
Net Expenses	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$2,077,737	\$41,554,747
Liabilities	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$1,814,660	\$36,293,195
Taxes	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$607,172	\$9,946,306
Reserve	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$363,046	\$7,260,930
Net Revenue	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$2,398,315	\$47,966,291
Net Cash	\$30,374,972	\$33,136,333	\$35,897,694	\$38,659,055	\$41,420,416	\$44,181,777	\$46,943,138	\$49,704,499	\$52,465,860	\$55,227,221	

In 25 years, your projected savings will be **\$111.48M.**

- Amount invested \$64.52M
- Simple earnings ■ \$32.20M
- Compound earnings ■ \$14.75M



Revenue does not factor

- Inflation pricing or costs
- Increasing revenue
- Equity
- Efficiencies
- Potential grants or tax reductions

Inflation Projections

Building Value + Revenue Gains

- Using the commercial real estate inflation percentage of 4.34% over 25 years + Cash + Reserve
- Future Value \$112m at 25 years



DEVELOPMENT TIMELINE

1

We are currently in this stage of the process. This is the stage to narrow down investors, bank relationships, and make an initial land approach. Any investor deals are contingent upon successful acquisition.

2

A formal offer will be made to the land owner. Documents will need to be submitted to the bank.

3

This time period is of vital importance to determine absolute viability of the project with the most important focus being construction costs. The bank will want to see a complete analysis of all expected costs in an itemized format. This may lead to either a need for increase in funding or reduction in scope. Funds are due at the end of this period.

4

This process involves submitting our finalized architectural and site plans. There is a back and forth between the city and our team. The standards of design and zoning are clear because the property is already zoned correctly. Our professional team should lead a quicker and smoother process.

5

This is the most obvious and exciting part of the project. We do expect to have a very quick building erection process as we are utilizing a pre-engineered metal building for our structure. The interior finishes and sports activities should come along quickly.

NEXT STEPS

● **Entity Agreements**

- Creation of entity, operating and land
- Agreement between operations and ownership
- Establish percentage of ownership, personal guaranty
- Funds held in escrow

● **Land Acquisition**

- Finalize land contract and terms
- Submit to Bank for final approval
- Due diligence period
- Determine CTB for required down payment

● **Funding Requirements**

- Formal business plan
- Down Payment Acquisition

● **Due Diligence**

- Conceptual plan for CTB estimate
- Itemized breakout on Cost To Build
- Finalized plan to move forward

● **Finalized Design**

- After closing finalize architecture and programming scope
- Submit to city, revise, re-submit
- Construction

OPENING FALL 2026



SHAREHOLDERS

Investment Example

\$500,000 investment = 500,000 non-voting shares

Totals equal original investment plus expected rate of return plus equity.

1 year appreciation.....	\$717,989
3 year appreciation.....	\$1,207,010

Investment returns are estimated based on financial projections and are NOT guaranteed. Investing is inherently risky. These calculations are based on real world data derived from existing facilities. These projections are targets to help guide decision making.

Potential Exit Strategies & Expectations

- Corporate or capital firm buyout
- Municipal rec department buyout through coordinated acquisition
- Buyout will likely exceed 50m at 5 years, or 100m at 10 years
- Option to reinvestment in other similar opportunities
- Minimum investment period is 3 years
- Shareholders must approve buyout or sale of shares

Scalability

- An athletic facility is not a new idea. But a fully digital one is. The immersive and interactive nature of the sports tech can be implemented elsewhere and built into a template form
- Athletics has a market weakness with the overall experience factor. We make regular people feel like Super Bowl MVPs.
- Tech captures higher monetization value.

BUILDING COMMUNITY THROUGH INVESTMENT

- We can create a positive community by building a positive experiential place.
- Low cost barrier of entry
- We build loyalty to the brand by giving positive experiences
- We manufacture sticky customers who bring other customers into our sphere of positive influence.

