

THE FIELD HOUSE AT YORK COUNTY

Two-Page Investor Highlight | Sports • Wellness • Events • Youth Development

The Investment Opportunity

The Field House at York County is a planned mixed-use sports, wellness, events, and youth development campus at 2201 McFarland Road in York County, South Carolina. The first phase is designed to activate existing structures and begin revenue generation before full field expansion.

The business model is intentionally diversified: performance training, after-school academy programming, tournaments, golf simulators, pickleball, professional office suites, events/weddings, athlete housing, wellness, and field operations.

Investor focus: simple equity participation in a real estate-backed operating platform with multiple revenue streams and a phased path to growth.

Up to \$2.2M
TARGET RAISE

\$6.0M post-money
ILLUSTRATIVE VALUATION

1% per \$60,000
INVESTOR EQUITY

\$1.24M
PHASE 1 REVENUE TARGET

\$497K
PHASE 1 EBITDA TARGET

Acquisition + Activation
USE OF FUNDS

4,000 SF Existing Multi-Use Barn	3,035 SF Main Home HLA	4,389 SF Total Measured Home Area	3420000001 Parcel ID
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Simple Investor Terms - Illustrative

Investment	Company Equity	Simple Meaning
\$60,000	1.0%	Entry investor position
\$150,000	2.5%	Meaningful minority stake
\$300,000	5.0%	Lead small investor
\$600,000	10.0%	Major strategic investor
\$1,200,000	20.0%	Anchor investor

Why Investors Should Care

<p>Diversified Cash Flow No single revenue stream drives the business. Sports, fitness, events, golf, offices, housing, and academy programming work together.</p>	<p>Real Estate + Operating Company Investor participates in a destination business supported by land, buildings, and repeatable operating revenue.</p>	<p>Scalable Regional Brand The first campus can expand into fields, wellness, hospitality, camps, sponsorships, and tournaments.</p>
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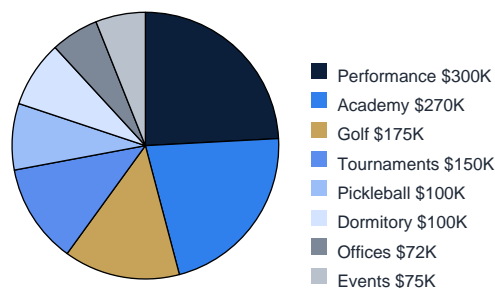
Source note: Existing structure sizes and parcel identification are based on the uploaded measurement diagram and York County property information. Exact acreage, final entity structure, and offering terms must be confirmed before circulation.

RETURN PROFILE & USE OF FUNDS

Phase 1 Financial Snapshot

Revenue Stream	Annual Revenue
Performance Center	\$300,000
After-School Academy	\$270,000
Office Suites	\$72,000
Pickleball	\$100,000
Wedding & Events	\$75,000
Golf Simulators	\$175,000
Athlete Dormitory	\$100,000
Tournament Operations	\$150,000
Total Phase 1 Revenue	\$1,242,000
Est. Operating Expenses (60%)	(\$745,200)
Estimated EBITDA	\$496,800

Phase 1 Revenue Mix



The early operating plan is not dependent on a single sport or a single season. Revenue is spread across training, youth programs, facility rental, events, housing, golf, and tournaments.

Proposed Use of Funds

Use of Funds	Amount
Property acquisition	\$1,200,000
Renovations + activation	\$500,000
Transportation fleet	\$160,000
Equipment, FF&E, startup	\$190,000
Working capital / contingency	\$150,000
Total	\$2,200,000

Illustrative ROI Scenarios

EBITDA	Multiple	Value	Value of 1%
\$500K	5x	\$2.5M	\$25K
\$750K	6x	\$4.5M	\$45K
\$1.0M	7x	\$7.0M	\$70K
\$1.25M	8x	\$10.0M	\$100K

Example: at a \$10.0M enterprise value, 1% would equal \$100K before any debt, tax, dilution, fees, or distributions. Investor return can also include annual cash distributions if approved by the company.

Potential Investor Return Paths

1. Cash Flow Distributions from stabilized operating profit after debt service and reserves.	2. Refinance Potential return of capital after stabilization and improved valuation.	3. Strategic Sale Sale to operator, real estate investor, private buyer, or regional platform.	4. Long-Term Hold Recurring income plus potential long-term appreciation of the campus asset.
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Next Step for Investors: Review the full development prospectus, select an investment level, complete diligence, and agree final company structure with securities/legal counsel. Illustrative current offer: \$60,000 per 1% company equity at a \$6.0M post-money valuation.

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