



The Barn at Smith Acres

A Non-Profit Organization Benefiting
Veterans and Military Families

Founded by Lindsay Smith



Meet Lindsay...



Lindsay Smith, Founder

*Military Wife, Mom & Registered Yoga Teacher, With Specialized Training in Trauma and Teaching our Military Community

*3rd Generation Hotelier

*20+ Consistent Years in Hospitality

*Held the following positions:

General Manager (Past 10 Years), Hotel & Restaurant Task Force Manager, Corporate Director of HR, Revenue Manager, Controller

*Opened 4 new hotels successfully, earning the highest of accolades for each:

-Courtyard by Marriott Miami Downtown 2002

-Hilton Garden Inn by Hilton Fort Lauderdale Airport/Cruise Port 2004

-StayBridge Suites by IHG Kansas City/Independence 2009

-TownePlace Suites by Marriott Fort Myers/Estero 2017

*Managed hotels worth \$14 Million (Average)

-Holiday Inn Downtown Mobile

-Admiral Semmes Curio Collection by Hilton

*Experience includes managing hotels ranging from:

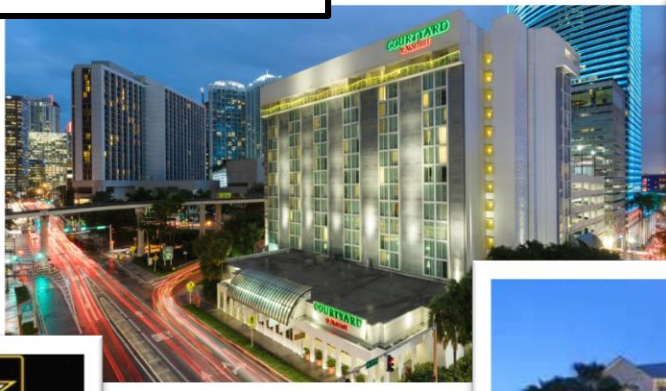
100-440 Rooms, 500-20,000 Sqft Meeting Space,

1-3 Restaurants and 1-6 Bar Outlets

*Either Chaired or Supported the Following Non-Profits:

Team RWB, Warriors at Ease, American Heart Association “Go Red” and various Heart Walks, Miles for Smiles, FRG, Give Kids the World, Several Independence Council for Economic Development Committees, Susan G. Komen, Operation Breakthrough, Red Cross, Girl Scouts of America.

Lindsay's Resume at a Glance





Typical Meeting Space



The Barn at Smith Acres

This is NOT your typical meeting space



Local Demand



The ability to host a variety of events, through every season, being able to provide services, hands-on training, resources and awareness to our military community.



Unlimited Clientele



Pre-Fabricated Post & Beam Structure



A multitude of resources to benefit our military and their families.

Why This?

20+ Acres featuring a 5-Acre Preserve

7,500 Sqft Building

**3,000 Sqft Partially Covered Patio with
Outdoor Kitchen, Pizza Oven, Fire Pit
and Lighting Options**

5,000 Sqft Great Room to Host:

200 Classroom

400 Banquet

480 Reception

500 Theater

30 Booths

1,000 Sqft Dividable Breakout Room

700 Sqft Banquet Kitchen

800 Sqft “His & Her” Bridal Suites

1,000 Sqft Separate Office Building



Property Specifics

**1 Acre Pond with Waterfall Feature
and Dock**

Separate Covered Gazebo

**Large Landscaped Outdoor Area
Available for Outdoor Ceremonies,
Festivals and Markets**

***Accommodating up to 3,500**

**Mature Trees and Natural Preserve on
Site**

5K Trail Through Wooded Areas

Zen Garden

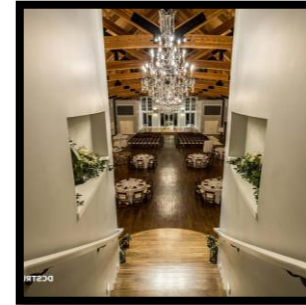
Endless Photographic Opportunities

**Oregon-Made Post-and-Beam
Construction; Built to Withstand Any
Natural Disaster**

Parking for up to 400 Vehicles

**Farm to Table Vegetable and Herb
Garden**

The Vision





*Weddings, Bridal Showers,
Rehearsal Dinners, Baby Showers*



*Corporate & Association
Meetings*



*Seminars, Workshops
& Speaking Events*



Holiday Parties



Fundraisers



*Graduation Parties, School
Banquets & Dances*



Military Events



Farmers' Markets & Art Fairs



*Trade Shows, Bridal Shows, Job
Fairs & Vendor Expos*



Family Reunions & Retreats

Sources of Business



VA Resources



Military Reintegration, Including Small Groups & Clubs



On the Job Training, Resume Writing, Small Business Seminars, Job Placement



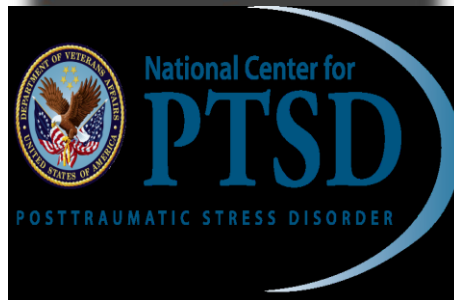
Financial Workshops & Budgeting



Yoga & Meditation Classes, Retreats & Workshops



Mental Health Clinics & Support Groups



PTSD & TBI Information & Support



Fundraising Events to Build Community (5K's, Ruck Marches, Golf, etc.)



Yellow Ribbon, Deployment & Homecoming Events



Family & Couples Events & Retreats

Veteran & Family Support

Development Costs & Timeline

The Barn at Smith Acres			
Fort Myers, FL 33913			
Land Area	23.29 Acres		
Building Size	7,500 SF		
Unit Cost			
LAND COST:			
Land Value (PSF)	\$ 1.23		\$ 1,250,000
BASE BUILDING:			
Barn Timber Kit (Florida Approved)	\$ 70	Building only	\$ 575,000
BUILD OUT / FINISHES:			
Erect & Build the Kit	\$ 24	\$ 180,000	
Concrete Slab, Electric, Plumbing, HVAC, Flooring, Fire, Painting	\$ 66	\$ 495,000	
FF&E and Kitchen Equipment		\$ 750,000	
Gazebo, Fountain and Dock		\$ 300,000	
SUBTOTAL:	Build-Out		\$ 1,725,000
SITE AND SOFT COSTS:			
Site Work (per acre) / 5 Acres	\$ 250,000	\$ 1,250,000	
Landscape (per acre) / 5 Acres	\$ 35,000	\$ 175,000	
Impact Fees (VERIFY CATAGORY (per 1K SF)	\$ 6,000	\$ 45,000	
SUBTOTAL:			\$ 1,470,000
DESIGN & PERMITTING:			
Development	\$ 150,000		
Engineering	\$ 85,000		
Architect/MEP	\$ 100,000		
SUBTOTAL:			\$ 335,000
TOTALS:			
Land Cost	\$ 1,250,000		
Construction Cost (Building & Build-Out)	\$ 2,300,000		
Site & Soft Costs	\$ 1,470,000		
Design & Permitting	\$ 335,000		
Land Acquisition	\$ 1,250,000	\$ 166.67 PSF	
Building and Development Cost	\$ 4,105,000	\$ 547.33 PSF	
Total Esimated Project Cost	\$ 5,355,000	\$ 714.00 PSF	



Targeted Opening Date of March 2021



Proposal



Seeking Benefactors, Donors
and Federally Sponsored Grants to Fund

Project Cost \$5.35m

Financial Breakdown:

For Profit Event Venue:

Revenues: \$1,917,753

Expenses: \$1,517,122

All Proceeds Go Towards Non-Profit: \$401,631



Nonprofit:

Grants, Donations, Memberships & Venue Profits: \$2,671,814

Expenses: \$2,671,814

= \$2,671,814 Going Towards Veteran Services

This Money Will Support: (but not limited to)

Reintegration, Family Day, Retreats, Financial Workshops, Parenting Workshops, Group Therapy, On-The-Job Trainings, Career Placement Services, Re-Boot Training, Resume Workshops, Educational Workshops, Healthcare Clinics, Dental Clinics, Wellness Clinics, Yoga, Meditation, Yellow Ribbon Clinics, Fundraisers, Spousal Support, Pre/Post Deployment Ceremonies, Military Kids Day and SO MUCH MORE!

Long-Term Goals

A word cloud of long-term goals and values. The words are arranged in a roughly circular pattern, with some larger and bolder than others. The colors used are primarily red, blue, and black. The fonts vary from clean sans-serif to more casual, handwritten styles.

HOPE **SUCCESS** PREMIER VENUE **LEADER**
CHOICES **VISION** REINTEGRATION **PASSION**
ACCOMPLISHMENTS GOALS **PRIDE**
Non-Profit **GIVE BACK!** SUPERB SERVICE
MEMORABLE EVENTS COMMUNITY **EDUCATE** COMMUNICATION
VALUES **SUPPORT** **DREAM** COMMUNITY
RECOGNIZE COMMITMENT CONNECTIONS SETTING THE STANDARD
NOTICEABLY CLEAN **MEMORY MAKERS**
FAMILY **REALISTIC** **GROWTH** CREATE JOBS
UPSELL RECOGNITION **WELLNESS**
SUPPORT OUR HERO'S MEDITATION
RESILIANCE **COMMUNITY**



The Barn at Smith Acres

Thank you for your interest!
For further information, contact
Lindsay Smith at 239.221.6195 or
Lindsay@TheBarnAtSmithAcres.com