

POTENTIAL COURT REVENUE: \$5,816,400

Court	Hourly Rate	Daily Total	aily Total Annual Gross Revenue	
Outdoor Pickleball / Tennis	\$20	\$13,200	\$4,818,000	
Indoor Pickleball / Tennis	\$30	\$4,500	\$1,642,500	
Membership Monthly Me	Monthly	Yearly Total		

400 Members \$75 \$30,000 \$360,000.00

2025 NET OPERATING INCOME AT 70% CAPACITY: \$5,657,228





THE COURTHOUSE



AMENITIES

Clear Heights up to 25 feet

- (44) Pickle Ball / (12) Tennis Courts (Outdoor)
- (10) Pickle Ball / (3) Tennis Courts (Indoor)
- (2) Olympic Size Pools (Outdoor & Indoor)
- (2) Indoor Spas

Dance, Yoga, Spinning, Studios, and more

AVAILABLE FOR SALE | FOR LEASE



2026

59,337 Year One Rent/ Square **Building Foot**

(NNN)

2027 2028

Gross Revenue

USTA / Pickle Ball Groups ¹	33,656	9.95	\$334,881	\$344,928	\$355,276
Recreational Lease Space ²	19,675	9.95	\$195,762	\$201,635	\$207,684
USA Swimming Clubs ³	6,006	9.95	\$59,759	\$61,551	\$63,398

Total Triple Net (NNN) Net Operating Income

\$590,402 \$608,114 \$626,357





Square Feet

SELLER FINANCING AVAILABLE





