



SISTERS ATHLETIC CLUB

Flourishing Business and Prime Real Estate for Sale

1001 E. Desperado Trail, Sisters, OR 97759

Offering Memorandum

DISCLAIMER

This document provides general information to prospective purchasers. The information herein may not be completely accurate. Aligned Commercial makes no warranty or representation related to income or expenses of the property or business, the future earnings, size and construction of the building, the lack or presence of environmentally dangerous materials, or compliance with jurisdictional requirements and regulations.

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All potential buyers must take it upon themselves to verify all of the information included herein.



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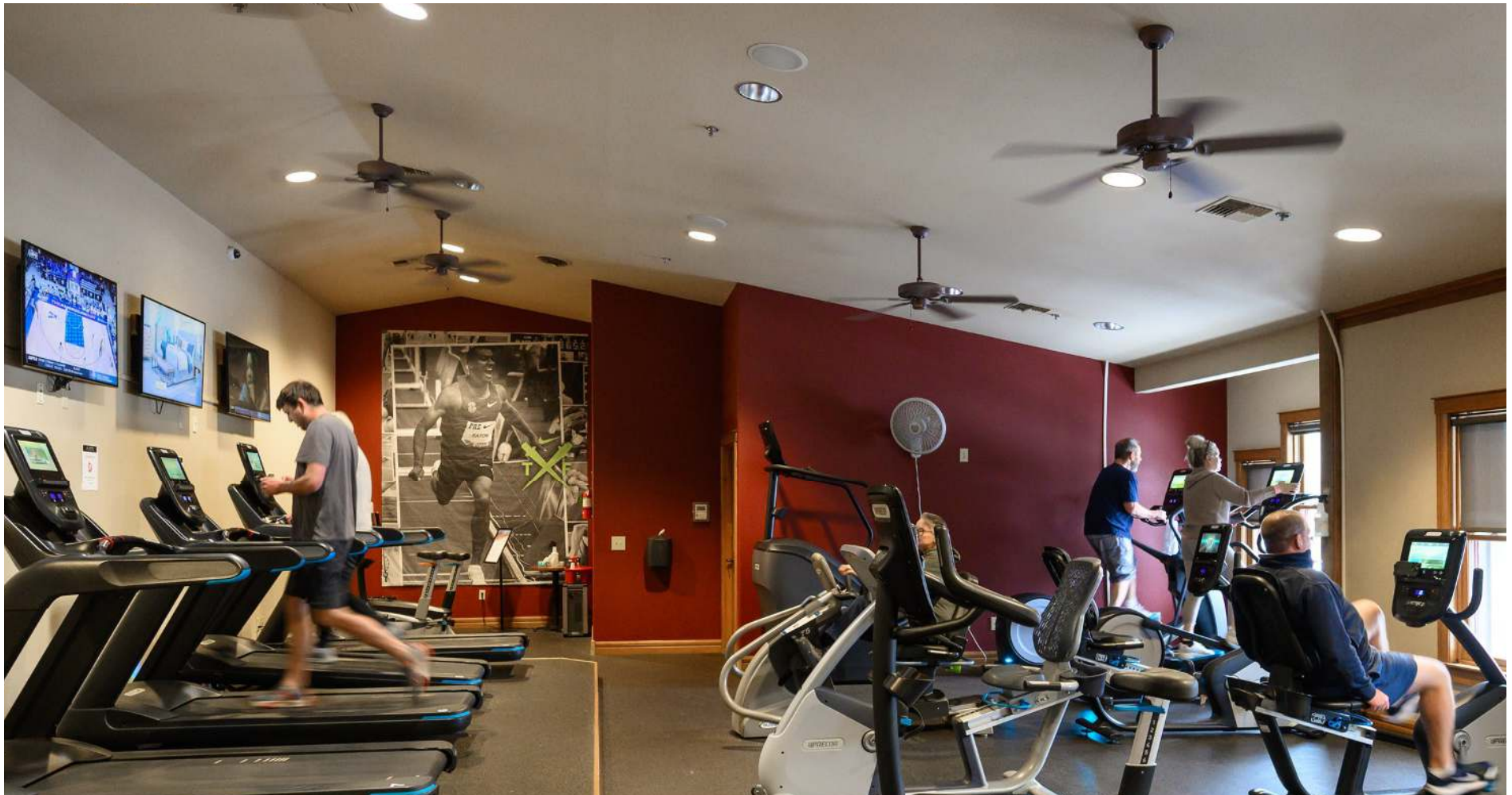
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SISTERS ATHLETIC CLUB

Cover: The award-winning Sisters Athletic Club in a sea of pines
Above: The weight room is one of many specialized fitness areas
Next page: Cardio room with poster of gold medalist Ashton Eaton

SISTERS ATHLETIC CLUB | Offering Summary



Offering Summary

Asking Price, Real Estate and Business ----- \$7,100,000
Building Square Footage ----- 24,000 +/-
Building Construction Date ----- 2004
Property Lot Size ----- 1.4 acres +/-

Annual Real Estate NOI ----- Avail. Upon Request
Athletic Club Financials ----- Avail. Upon Request
Number of Athletic Club Patrons ----- 1,400 +/-
Business in Operation ----- 24 Years +/-



Investment Overview

SISTERS ATHLETIC CLUB

Northwest craftsman designed facility

SISTERS ATHLETIC CLUB | Investment Overview



Aligned Commercial Real Estate is pleased to offer for sale a financially-sound, community-legacy business and world class commercial property in Sisters, Oregon. The Sisters Athletic Club (SAC) operation and real estate acquisition is a rare opportunity to own a thriving, award winning package in one of the most sought after communities on earth. Founded in 2001 by present owner Tate Metcalf, the SAC has for decades provided Central Oregon residents with high quality offerings focused on health, strength, and community. Tate created this business and designed its building to provide an exceptional palette of fitness activities for a diverse and dedicated clientele seeking physical, mental

Athletic Club Business and Real Estate Highlights

- >2018 International Health Club of the Year for Community Service out of 9,000 clubs worldwide
- >Central Oregon Association of Realtors Building of the Year
- >Profitable and highly regarded business for over two decades
- >1,400 members, including full time and seasonal residents
- >Multiple tenants including physical therapy and restaurant businesses
- >Surplus land for future development for the club or additional tenants

SISTERS ATHLETIC CLUB | Investment Summary

Business and Real Estate History

This Sisters Athletic Club was founded by Tate Metcalf in 2001. The early 2000's were a busy and rewarding decade for Metcalf as he opened the gym and mentored Ashton Eaton, who would go on to win two Olympic gold medals, in 2012 and 2016. Over the past two decades, Metcalf grew the SAC to its present day highly profitable levels, by creating a professional but homespun business that focused on quality fitness offerings and community-first practices. The SAC weathered the COVID challenges and remains a Sisters and Central Oregon icon.

Metcalf and his partners designed and built the present location for the SAC in 2004, with its functional and fashionable architecture making splash in Central Oregon. The building was awarded the Central Oregon Association of Realtors building of the year and the club was awarded the Sisters Chamber business of the year. In addition to the SAC occupying the building, other tenants add to its financial and operational appeal. This includes a renowned chef just opening another of his regionally famous restaurants in the building.



Apparel, equipment, and gift shop



**Financial
Information**

SISTERS ATHLETIC CLUB

Individualized training instruction space

SISTERS ATHLETIC CLUB | Financial Information

Athletic Club Business and Real Estate Financial Overview

With approximately 1,400 members paying monthly dues, plus income from complementary sales (athletic wear, food, and beverages), special fitness events, and personal training, the Sisters Athletic Club has a multipronged income stream. With annual income remarkably consistent over the past decade (except for two COVID years) the club is a proven income generator. And, there is room for growth. This includes adding additional pay-as-you-go classes, expanding the building to accommodate more uses, and increasing branded goods sales.

The real estate is also an income producer. With the obvious lease income from the SAC, plus rental revenue from the handful of long term and newer tenants, the property is a solid investment. Additional income from the property could come from special events being held that are not wellness industry related and from increasing lease rates over time. The reasonable asking price for the real estate and business was derived from standard investment formulas. More financial information is available upon request.



Spin room with tiered riding platforms

SISTERS ATHLETIC CLUB | Business Financial Information

Financial Reports

Income	2023	2024	2025 Estimated
Complete financial reports are available upon request and upon execution of a non-disclosure agreement.			
Expenses			

SECORIO, LLC | Real Estate Financial Information

Financial Reports

Income	2023	2024	2025 Estimated
Complete financial reports are available upon request and upon execution of a non-disclosure agreement.			
Expenses			

SECORIO, LLC | Tenant Information

Sisters Athletic Club

The property, located at 1001 and 1011 E. Desperado Trail, is owned by Secorio, LLC. Tate Metcalf is a member of this entity. The primary tenant is Sisters Athletic Club, which occupies approximately 18,000 square feet of the building space. From locker rooms to workout rooms, the portion of the building leased by SAC is in great shape.

The McArthur Restaurant

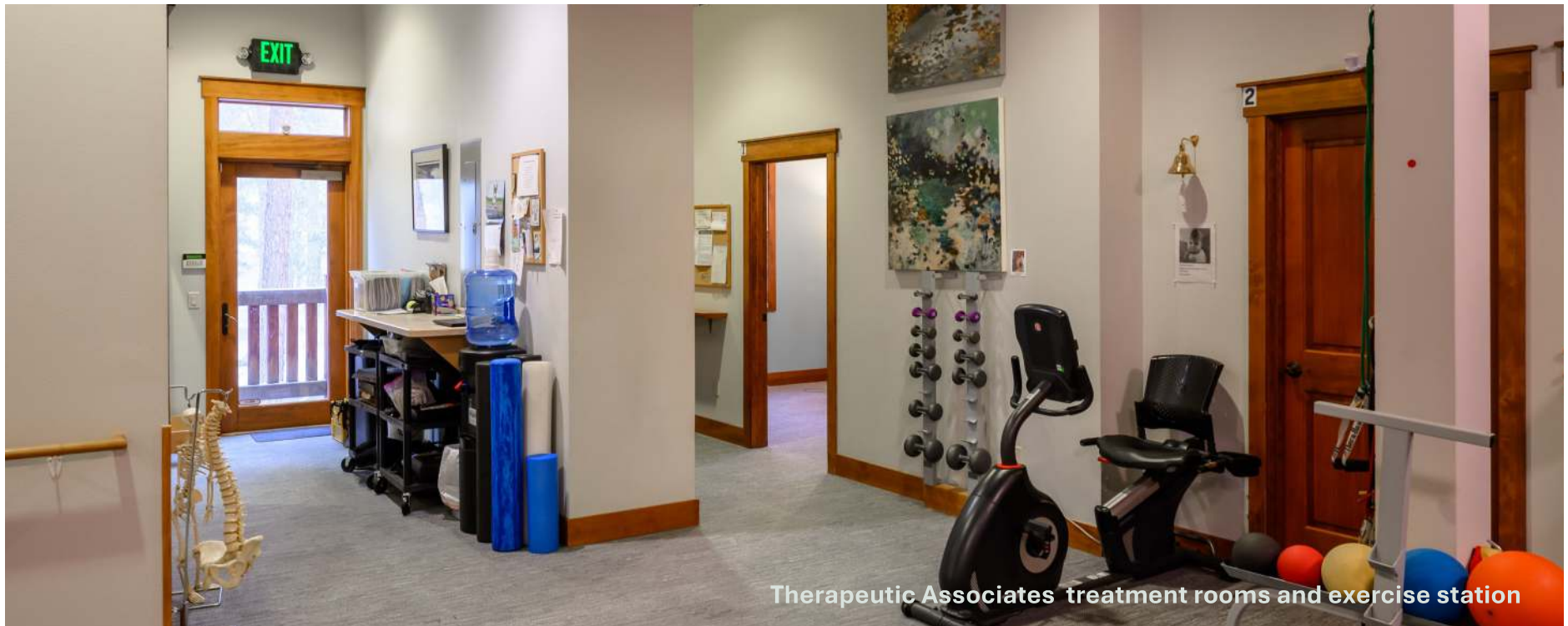
Opening this past summer, The McArthur is owned by renowned Northwest chef Paul Mercer, who has successfully operated numerous restaurants in Central Oregon. The McArthur serves fine NW organic and sustainably grown food in its 2,270 rentable square-foot space.

Therapeutic Associates Physical Therapy

Therapeutic Associates operates a full service physical therapy business in the building, and utilizes the fitness facilities in the SAC to provide therapy. Their 1,949 rentable square-foot leased clinic suite is designed to offer private treatment spaces and dedicated exercise stations, which includes utilizing the SAC pool.

Verizon Cell Tower Lease and a Small Office Lease

In addition to these primary tenants, the property generates lease income from Verizon, for a cell tower located behind the building, and from a small single office user. These leases provide approximately \$2,500 per month in rental income.



Therapeutic Associates treatment rooms and exercise station



**Property
Details**

SISTERS ATHLETIC CLUB

Quiet training room and hallway to locker rooms

SISTERS ATHLETIC CLUB | Property Summary



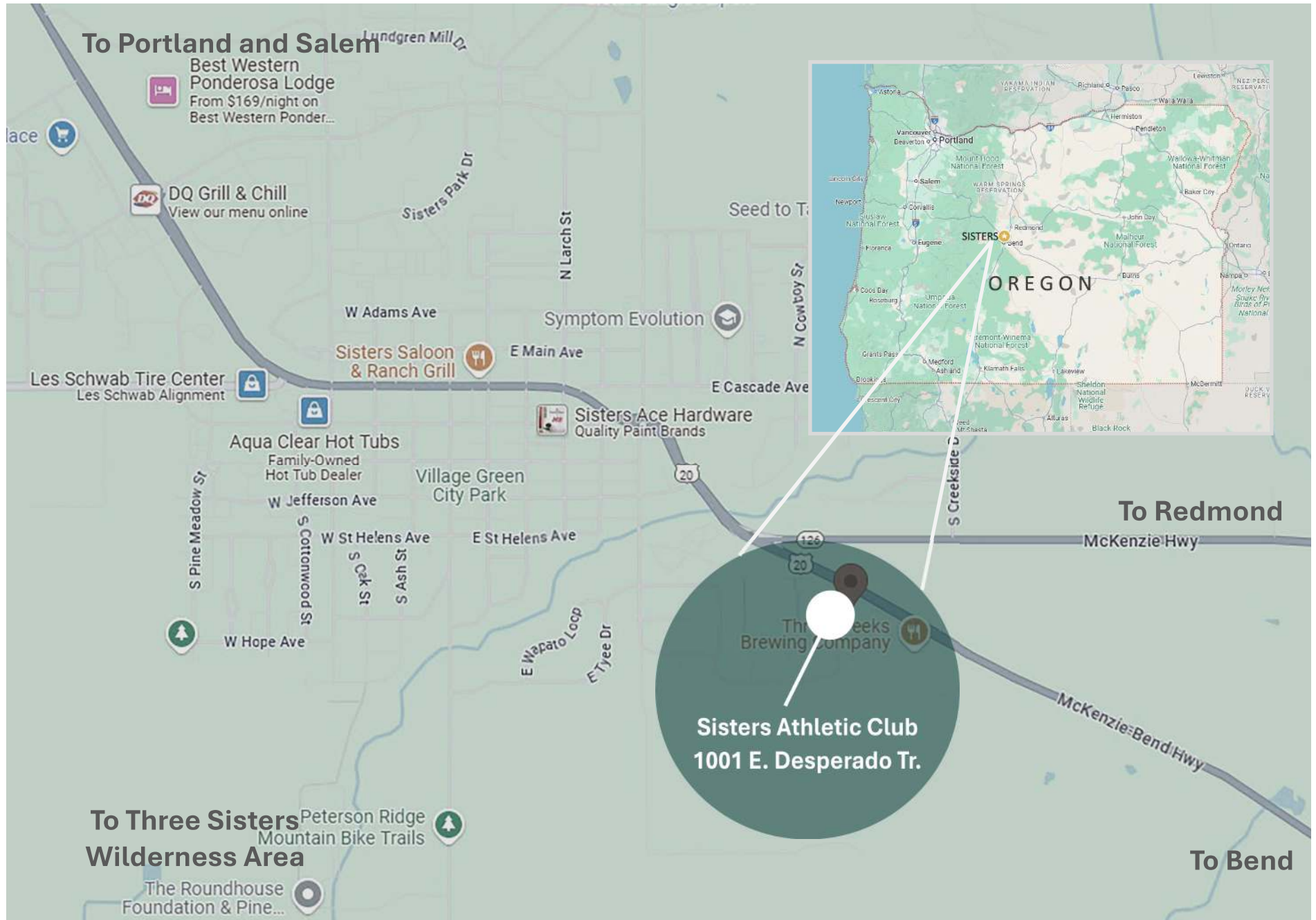
Relaxation and community room next to the lobby

Property Summary

Located just off one of the busiest highways in Oregon but quietly tucked into the edge of the forest, the Sisters Athletic Club property is simultaneously accessible and visible and quiet. With over three million tourists traveling to Central Oregon each year, visitors seeking world-class vacations have proven to be an organic pipeline to population growth. This makes this property, nestled along Oregon State

beautifully landscaped land, with towering pine trees adorning the premises. The building is essentially two separate structures, connected by a breezeway. The fitness facility is primarily located in the northwest craftsman-style two story building to the west while the physical therapy business, restaurant, small offices, and special fitness spaces fill the eastern building. Construction was completed in 2004

SISTERS ATHLETIC CLUB | Location Map



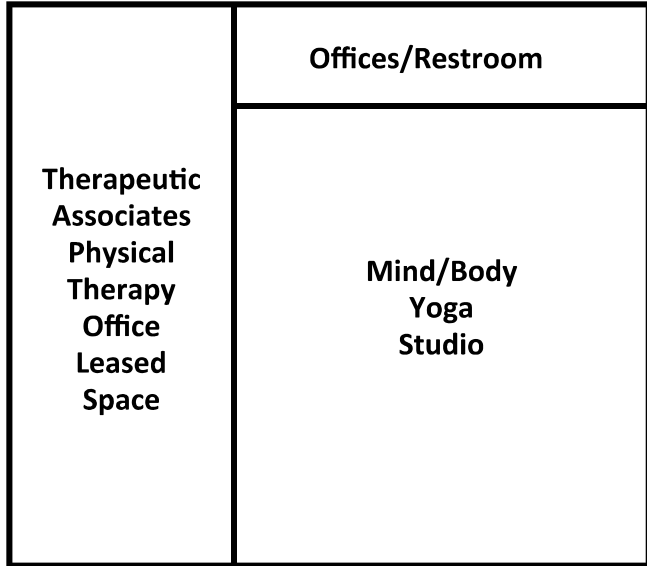
SISTERS ATHLETIC CLUB | Aerial and FivePine Resort Information



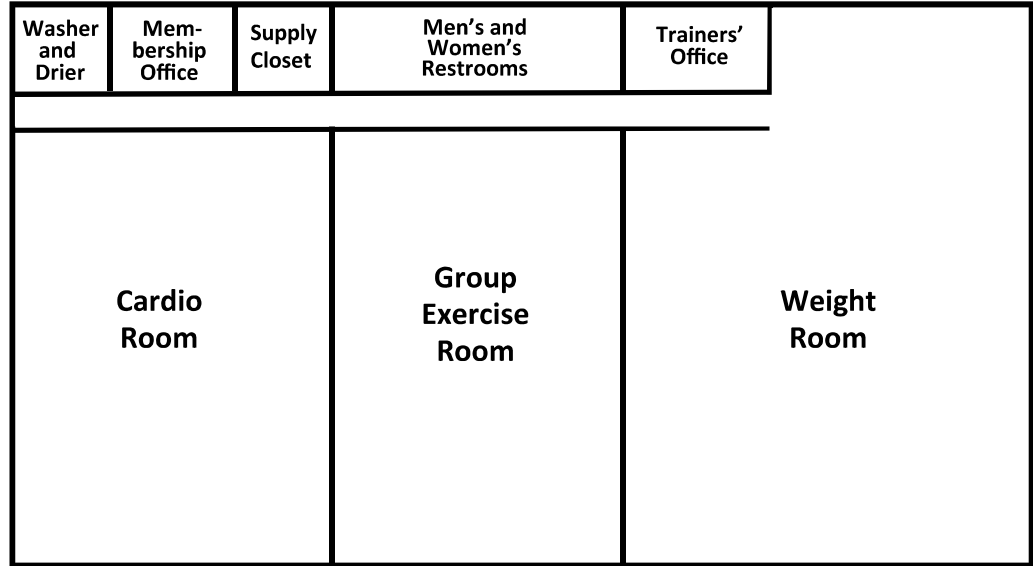
FivePine Resort / Commercial Area

The FivePine commercial area features a variety of award-winning businesses all aligned to serve the local and visiting public. This development includes the Sisters Athletic Club, Sisters Movie House, Three Creeks Brew Pub, numerous professional offices, and the FivePine Resort and Spa. Simply, it is a high quality destination for those seeking peace, quiet, fun, and fitness. To top it off, FivePine Resort and Spa was recently named one of the top ten (#2) hotels in the country, one of the Tripadvisor's

SISTERS ATHLETIC CLUB | Use Floor Plan (not to scale)

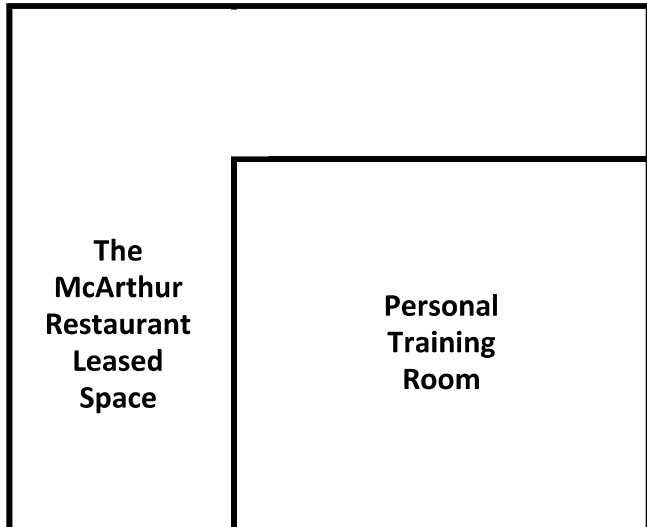


Breezeway



2ND FLOOR

1ST FLOOR



Breezeway



SISTERS ATHLETIC CLUB | Zoning, Shared Use, and Central Oregon Economic Highlights

Zoning and Shared Use

The property is in the Sister’s Highway Commercial (HC) zone. This zone is designed to provide attractive opportunities for a variety of economic activities and enhance the gateways into the City of Sisters. Given the property’s surplus land and the plentiful allowed uses, it is possible to further develop the property for many different business ideas.

In addition to the zoning benefits, the shared access and parking agreements associated with the FivePines community provide flexibility and other growth opportunities. Not having to use just fee simple land for parking enhances the property’s utility.

Central Oregon: An Economic Success Story

After hurting during the 2007-2011 recession, Central Oregon’s economy roared back. Once an economic ecosystem dependent on tourism and home construction, Central Oregon is now home to a diversity of industries that underpin its growth and stability.

From biotech to new age manufacturing, traditional industrial businesses to medical service providers, the economic diversity helps Central Oregon regularly find itself on various “Best Of” lists. These include the Milken Institutes Best Performing Small Cities (#4 in 2025) and WalletHub in 2025 naming Bend and Redmond among the top ten best small cities in the U.S. to start a business.



SISTERS ATHLETIC CLUB | Additional Photos





Market Information

SISTERS ATHLETIC CLUB

Downtown Sisters bustles with activity and beauty

SISTERS ATHLETIC CLUB | Market Summary

About Sisters, Oregon

With a five-mile radius population of approximately 10,000 in a region with over 200,000 citizens, Sisters is a favorite of residents, business owners, and visitors alike. Spectacularly nestled at the base of the Cascade Range, ribboned by rivers and creeks, and close to the stunning Three Sisters Wilderness Area, Sisters is an outdoor recreation and high quality-of-life wonderland.

Sisters is home to the world famous Sisters Rodeo and the Sisters Folk Festival. And, it is an important community for commerce throughout the state. Leading employers include the Deschutes National Forest,

BASX Solutions, Sisters Coffee roastery, Temco (Home Depot) appliance distribution, and multiple dietary supplement manufacturers and distributors. Additionally, the overall Central Oregon economy has become a diverse powerhouse, with healthcare, tech, biotech, government, traditional manufacturing, tourism, retail, financial services and other service companies thriving in a sea of relatively affordable housing and bountiful lifestyle amenities.

Businesses, employees, and retirees from across the country and beyond seek to be here. We invite you to come see why.



Entryway to the Sisters Athletic Club

SISTERS ATHLETIC CLUB | Market Highlights

Quilts, Folk Festival, Great Schools & the Biggest Little Show in the World

Imagine a town of a few thousand adorned with nearly 1,500 quilts, over a beautiful July weekend. And, picture a community that has a three-day folk music festival with classes and concerts by world-famous musicians. Still not intrigued? Then consider the Biggest Little Show in the World, where nationally-ranked cowboys and cowgirls converge to be named the winners of the Sisters Rodeo. Last, but not least, contemplate kids who are raised in an idyllic supportive community with schools consistently listed as among the best in the west.

“The town's western theme goes deeper than the 1880's facades. Sister truly embodies the pioneer spirit. Sisters attracts an amazing number of creative, professional, action-oriented, community-minded people. They like to envision something better and work hard to achieve it, whether it's an arts incubator, a full-scale wellness center, affordable housing, or fundraising for the local schools. Residents are highly motivated, energetic and involved. The people are what make Sisters what it is—an amazing place.” —From the Sisters Country Chamber of Commerce



SISTERS ATHLETIC CLUB | Cascade Mountains / Three Sisters Wilderness



Two of the Three Sisters Mountains, sentinels to this remarkable region

Sisters and the Cascade Mountains: An Active Lifestyle Mecca

The mountains magnetize future residents, second home buyers, and tourists from around the world. The recreation opportunities galvanize millions a year into action, to come visit or move to Central Oregon. The friendly people and community-first culture seal the deal. People flock to this slice of heaven on earth because Sisters is an epicenter of awe. Hiking, fishing, mountain biking, boating, golfing, skiing, and

center in the immediate Pacific Northwest—are all available. The Three Sisters Mountains, each rising over 10,000 feet above sea level are the ultimate backdrop and form the heart of the federally-protected wilderness and recreation areas that beckon locals and visitors alike. Please take a look at the demographics chart the next page to understand who lives in Sisters, and why this population has the financial

SISTERS ATHLETIC CLUB | Demographics

Radius	One Mile	Three Miles	Five Miles
Population			
2020 Census Population	2,177	5,098	7,311
2024 Estimated Population	2,589	7,192	10,211
2029 Population Projection	2,947	8,361	11,811
Annual Growth 2024-2029	13.83%	16.25%	16.11%
Annual Growth 2020-2024	18.93%	41.07%	39.61%
Households			
2020 Households	950	2,203	3,111
2024 Households	1,120	3,101	4,311
2029 Households	1,275	3,609	5,011
Annual Growth 2024-2029	13.84%	16.38%	16.31%
Annual Growth 2020-2024	17.89%	40.76%	39.71%
Avg. Household Size	2.3	2.3	2.3
Avg. Percent of Homes Owner Occupied	65.06%	75.94%	79.51%
Household Income Percentage of Population			
< \$25,000	16.34	12.62	13.11
\$25,000-50,000	14.46	15.10	14.11
\$50,000-75,000	12.32	14.78	15.11
\$75,000-100,000	29.82	21.75	18.11
\$100,000-125,000	4.38	8.23	10.11
\$125,000-150,000	3.84	3.71	4.11
\$150,000-200,000	5.89	7.32	8.11
\$200,000 +	12.95	16.49	16.11
Avg. Household Income	\$103,035	\$114,332	\$114,911
Median Household Income	\$80,763	\$83,624	\$84,611



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Contact Information

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