

BREWSTER YARDS SPORTS COMPLEX

INVESTMENT OPPORTUNITY



Brewster Yards

132-160 Pugsley Rd, Southeast, NY

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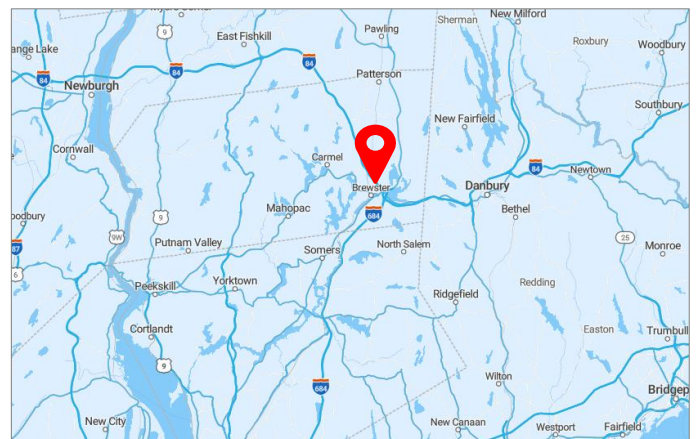
OVERVIEW

Seeking joint venture equity partners for a fully entitled, shovel-ready sports complex located within the highly trafficked I-84/I-684 corridor. The site currently has full approvals in place for 10 lighted turf fields and a 46,000 SF indoor fieldhouse. Ownership is comprised of both experienced sports facility operators and seasoned business professionals with extensive backgrounds in real estate development, operations, and management.

Ownership is open to a variety of equity and partnership structures depending on the proposed investment level and involvement and would also consider an outright sale of the site. The project is projected to generate strong financial returns by capitalizing on the significant undersupply of comparable large-scale sports facilities within an approximate three-hour radius of the subject property.

INVESTMENT HIGHLIGHTS

- Total project cost: \$50,000,000
- 21% projected IRR (65% LTV)
- Year 1 revenue: \$7.85M
- Year 5 EBITDA: \$7.37M
- GHVBL anchor tenant in place
- Due diligence package available



LOCATION FEATURES

- I-84 Exit 65: Direct on/off access
- Metro-North commuter rail on-site
- 6 major airports within 90 minutes
- NYC & Hartford each an hour drive
- 50,000+ vehicles per day on I-84
- Accessible from 8+ states

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MCGRATH
REALTY INC

PROPERTY FEATURES

- 10 turfed, lighted outdoor fields
- 46,000 SF indoor fieldhouse
- Showcase Field (300 seats)
- Fully entitled & shovel-ready - IC zoning
- Direct access: I-84 Exit 65, NY-312, I-684
- Metro-North rail access on-site
- 1 hr drive from NYC & Hartford



MORE INFO

brewsteryards.com

