



New York Equestrian Center Ltd.

633 Eagle Avenue West Hempstead, NY 11552

1175 State Route 41. Afton, NY 13730



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Executive Summary

Originally built in 1924, The New York Equestrian Center/NYEC went through a major transformation with redevelopment in 2014 to provide a state of the art, one of a kind indoor horse facility. The well published and news recognized NYEC is located in the heart of Nassau County, NY and in one of the largest and richest townships in the United States, the Town of Hempstead with over 775,000 residents. This majestic place is home to hundreds of children and adults for weekly riding lessons, trail rides, summer camp and educational programs. It is in close proximity to all major highways and LIRR with easy access for the local community as well as the five boroughs of New York City. Visitors from around the world also come to NYEC for a day in the country, spending time on a outdoor guided trail ride inside the beautiful 775 acre Hempstead Lake State Park.

The real estate re-development improvements allowed this one time seasonal business to become an all year round business. Inside the over 30,000 square foot steel insulated building includes gorgeous 40 foot high ceilings in the main arena area with an additional 11,000 square foot steel mezzanine area for viewing and clubroom, a storage area, a classroom for equine studies, a built out tack room, 80 x 160 arena with synthetic dust free footing, rubber paver walkways, custom luxury built horse stalls, built in tack lockers, heated and air-conditioned rooms and new fire sprinkler system plus so much more.

Revenue opportunities include multiple riding programs to individuals as well as groups such as the Police Athletic League/PAL, special needs children, the Girl Scouts, the Boy Scouts and so many more. NYEC also has approval for 63 stalls, boarding horses for the community as well as boarding ponies, providing pony rides at major events and birthday parties and is a brokerage for the sale and lease of horses. Onsite are four rental property homes, an equipment storage facility and additional land for horse turn down. Annex land includes a country farmhouse and barn upstate NY that expands the portfolio of this unique sale package exponentially.

New York Equestrian Center Ltd.



It is known as one of the top equestrian facilities on Long Island. As the only equestrian center in the Town of Hempstead, Nassau County NY, it is an indoor riding academy, boarding facility and equine rehabilitation center, that is closest to New York City. The equestrian center boasts a world-class riding arena, a multidisciplinary lesson program, therapeutic riding program, rehabilitation center for sport horses, horses for sale and lease, a horseback riding camp, and trail rides. The New York Equestrian Center is uniquely situated along Hempstead Lake State Park, which affords its access to the 775 acres and 9 miles of bridal path trails with scenic lakes, and horse country. In addition, the Town of Hempstead has approved a joint venture between the New York Equestrian Center and the Gersh Academy of West Hempstead, to build a school on its grounds to host a world applauded therapeutic riding program for children with autism. This effort will surely impact all associated and will go on to become a world recognized leader in the space of equine therapeutic riding to assist children with autism. New York Equestrian Center continues to participate in an array of charitable events, parades and community causes. In addition, the center provides the Mounted Police Departments with horses. The center supplies towns, camps, and businesses throughout Long Island and the Five Boroughs of New York.

State of the Art Indoor Equestrian Center



With an Amazing Future

- Originally established in 1924, completely redeveloped in 2014
- In the heart of Nassau County, Long Island as the only equestrian center in the largest and richest township in US, the Town of Hempstead
- First time ever this property is up for public sale as an assemblage
- Only 19 miles or 30 min from Manhattan, 5 miles from JFK Airport, 2 blocks to LIRR and 1 block from State Parkway exit 18
- 11 mil people in 25 mile radius
- Permitted access to 775 acres of park state land
- Disciplines include hunter/jumper, dressage, western , race horses or syndication, veterinarians rehabilitation, and providing recreational and therapeutic horseback riding services to the public
- Perfect for the equestrian enthusiast with countless possibilities in the sport of kings
- Qualifies for EB-5 Immigrant Investor Program

Highlights

- 775 acres of permitted state land
- 9 miles of designated bridal trails
- 49 new classic stalls, with approvals for 63 stalls
- Heated and air conditioned areas
- Annex 25 acre upstate NY property with 15,000 square foot barn and 3,500 square foot five bedroom/ two bath Farmhouse
- Only rehab center with state of the art equipment on Long Island affiliated with Cornell Ruffian Equine Specialists
- Fully trained experienced staff
- Horses for all programs
- 10,000+ customer database
- Point of sale system
- Comprehensive business plan
- Equipment
- Trucks
- Trailers
- Utility vehicles
- Furnishings
- Trademark
- Intellectual property

Business Operations

- Lesson Program
- Trail Rides
- Horses for sale/lease
- Venue rentals/special events
- Parties/Pony rides
- Camp
- After School Programs
- Equine Studies Programs
- Boarding
- Rehabilitation Services
- Therapeutic Program
- Tack Shop/Branded Merchandise
- Offsite horse rental services
- Horse transport services



Real Estate Package

Indoor Equestrian Center

- Access to 775 acres/ 9 miles of outdoor trails (Hempstead Lake State Park permit)



- 3 adjoining residential/rental homes

- 4 bedrooms, 2.5 baths, full finished basement

- 4 bedrooms, 3 baths, full basement

- 3 bedrooms, 2 baths, full basement

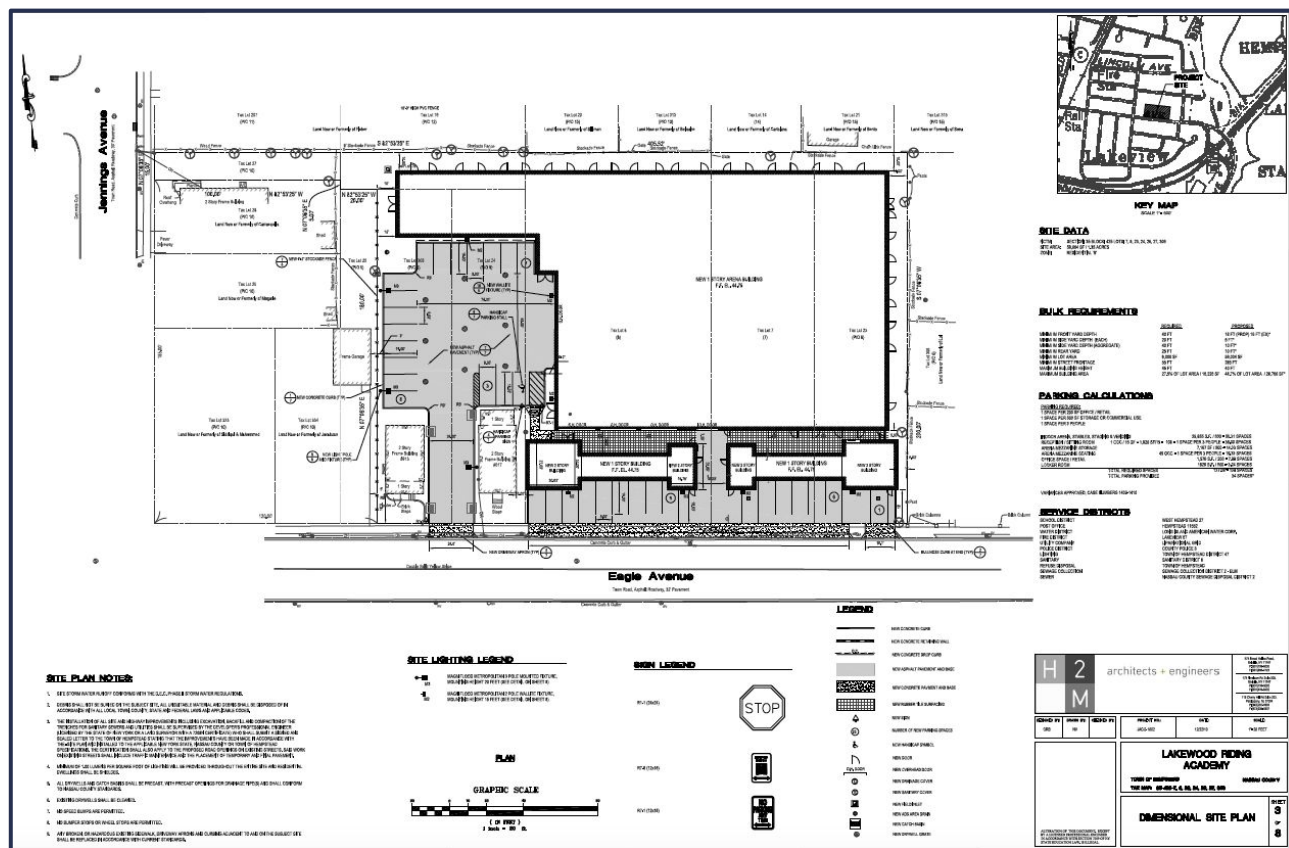
- 25 Acre Farm Afton, NY

- 15,000 sq. foot barn

- 4-5 bedroom, 2 baths farmhouse



Facility Plan



Aerial Facility View



Property Photos



Property Photos



Equine Rehabilitation Center

State of the center includes:

- Aqua treadmill
 - Salt water spa
 - Solarium
 - Trembling plate
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- Previously affiliated with Cornell Ruffian Equine Specialists

- Near major highways (exit 18 on Southern State Parkway)

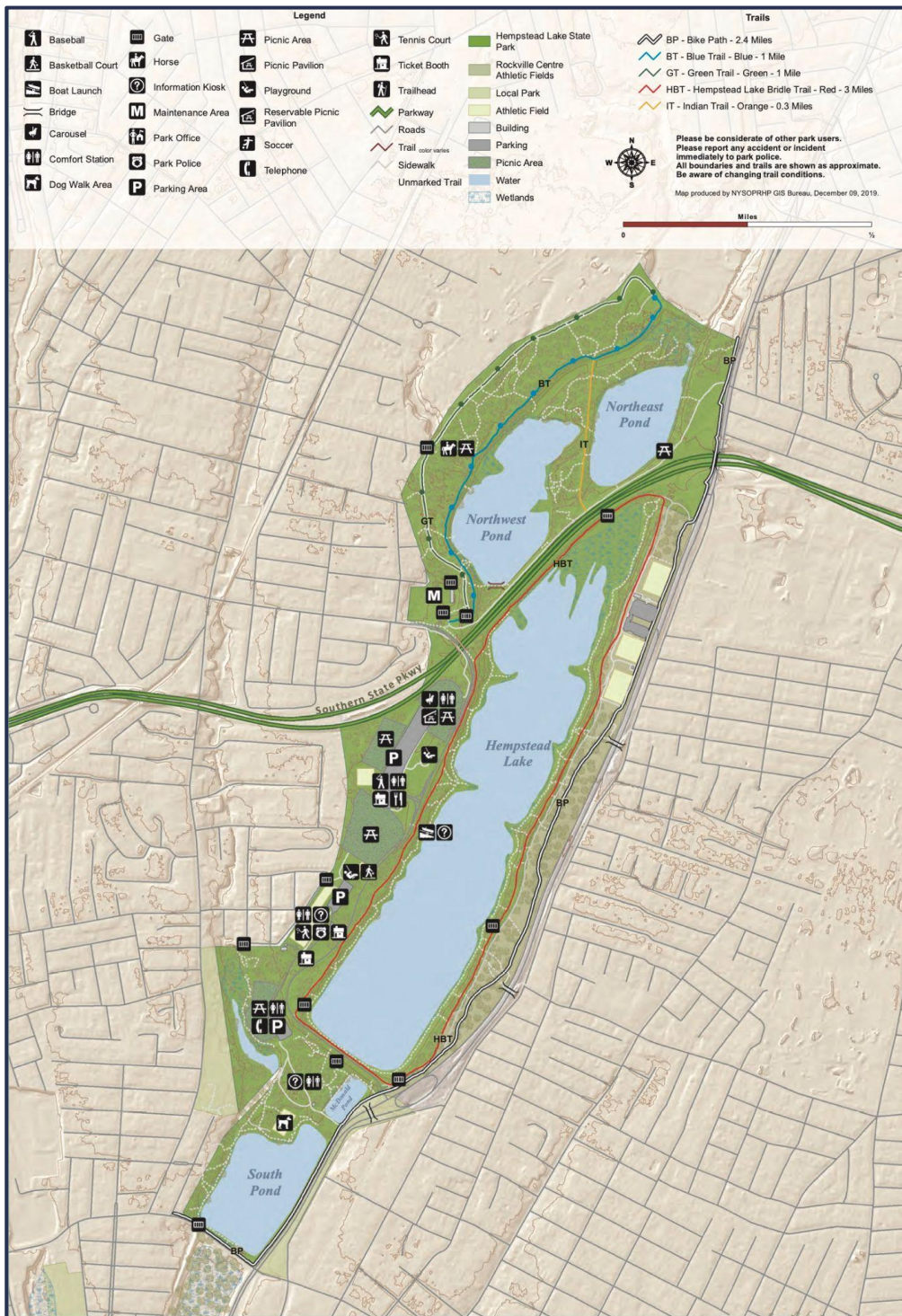
- 5 miles away from JFK Airport/ New ARK Animal Terminal

- 5 miles away from Belmont Race Track, as well as Aqueduct Race Track

- Long Island Rail Road stop two blocks away, 30 minutes to Penn Station



Hempstead Lake State Park



- Adjacent access to 775 acres of NY state park land
- Southern State Parkway exit 18 Eagle Avenue
- Trail rides, tennis courts, basketball courts, 5 fishing and boating lakes, newly built horse carousel, picnic areas, new playground, boat launch

Hempstead Lake State Park Improvements



Living with the Bay

Based in Nassau County, Long Island, the \$125 million Living with the Bay project aims to increase the resiliency of communities along the Mill River and around the South Shore's bays by mitigating damage from storm surges; managing stormwater to mitigate damages from common rain events; improving habitat and water quality; and increasing access to the Mill River through both educational and increased recreational opportunities.

Construction — Hempstead Lake State Park \$25,656,429.68

Hempstead Lake State Park Improvements

The Hempstead Lake State Park Project will make improvements to public lands managed by the State of New York Office of Parks, Recreation, and Historic Preservation (OPRHP). The Proposed Project consists of four (4) components intended to improve stormwater management, enhance natural ecosystems by improving water quality, provide connectivity among diverse populations, enhance safety, and promote education programs at the Park.

The Proposed Activity components are as follows:

- Repair and replacement of dams, restoration of gatehouses, and installation of bridges;
- Installation of floatables and sediment controls within Northern Ponds;
- Establishment of environmental education and resiliency center; and
- Greenway alignment and improvements to trails, gateways, and waterfront access.

Sands Casino - 3 Miles Away



Sands has completed the long-term lease purchase of the site currently home to the Nassau Veterans Memorial Coliseum, granting the company with control of up to 80 acres in Nassau County, New York. The planned integrated resort will offer an array of entertainment, dining and shopping options; outdoor community spaces; four and five-star hotel rooms; a world-class live performance venue; flexible meeting and convention space with ballrooms; and high-quality casino gaming.

Sands also signed an agreement with Canyon Ranch to develop a signature spa, fitness and food destination at the planned resort. Recognized as one of the industry's top wellness service providers, Canyon Ranch will provide another major attraction, further positioning Long Island as a must-visit destination for global tourists.

In addition, the integrated resort will feature a world-class selection of dining options designed to put Long Island on the culinary map for global tourism. Sands has signed memorandums of understanding with several leading restaurants and multi-brand groups including Rao's, Jean-Georges, estiatorio Milos, 50 Eggs, D.ream International, local favorite Poll Restaurants of Long Island, Maximal Concepts and Lettuce Entertain You.

Belmont Park & UBS Arena - 7 Miles Away



The \$1.5 billion project and surrounding redevelopment expected to generate approximately \$25 billion in economic activity, including major infrastructure improvements, 10,000 construction jobs, and 3,000 permanent jobs of which 30% are to be set aside for local residents.

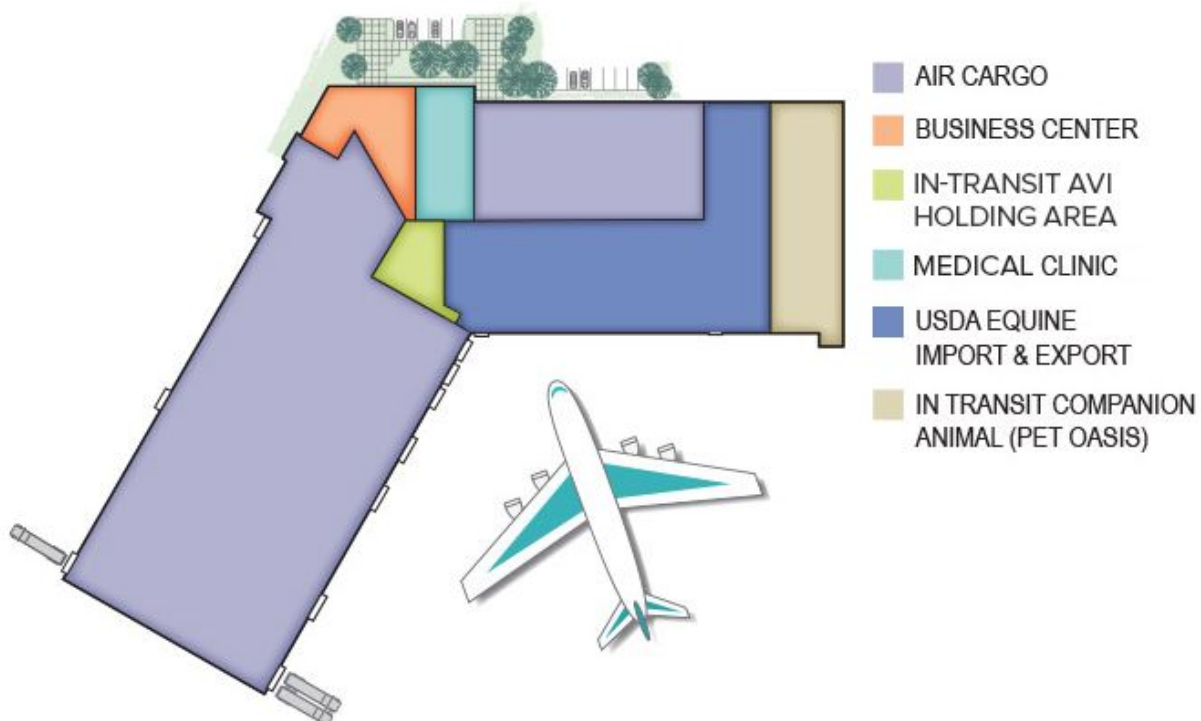
The \$1.5 billion private investment into the arena and the overall surrounding campus will provide a significant boost, of approximately \$25 billion, to the regional economy at a time when economic activity has slowed due to the COVID-19 pandemic. The project will also inject much needed stimulus into the New York economy and the local community, with the goal of filling 30% of UBS Arena's permanent jobs with workers who live in the surrounding area. Thirty percent of contracting dollars for construction will also be earmarked for state-certified minority and female-owned businesses, and 6% will be earmarked for service-disabled veteran-owned businesses. There also are plans for an additional \$100 million investment in transit and infrastructure enhancements, including the first newly constructed Long Island Rail Road station in almost 50 years.

The Ark at JFK - 9 Miles Away

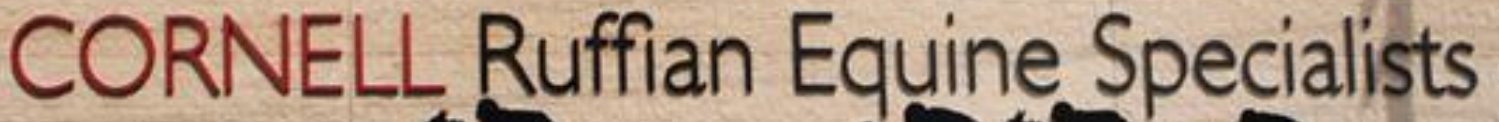


The Ark at JFK is a newly constructed 65 million dollar equine import and export facility that opened in August 2017.

The ARK at JFK provides pre- and post-travel animal care and veterinary, services for pets, horses, birds, livestock and exotic animals in a competent and compassionate manner. The ARK provides an efficient, safe and low stress environment for both our human and animal clients.



Cornell Ruffian Equine Specialists - 6 Miles Away

The logo for Cornell Ruffian Equine Specialists is displayed on a light-colored wall. It features the word "CORNELL" in large, red, sans-serif capital letters, followed by "Ruffian Equine Specialists" in a smaller, black, sans-serif font. Below the text, there are black silhouettes of four horses in motion, running from left to right. The horses are positioned in front of a light-colored wall, and a dark green hedge is visible at the bottom of the image.

Cornell Ruffian Equine Specialists offers state-of-the-art care to sport, racing, and companion horses of all kinds. Working in close partnership with colleagues at Cornell University College of Veterinary Medicine, our board-certified clinicians leverage their knowledge and experience to provide the best specialty care for your horse.

The practice focuses on equine athletes, from Thoroughbred and Standardbred racehorses to sport horses that compete in dressage and jumping. Primary care veterinarians refer their patients for advanced diagnostic and medical care. Ruffian initially offered leading-edge orthopedic, respiratory, imaging, and regenerative medicine services.

Marketing



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- 15,000 Active Email Contacts
- 1000 Monthly Customers
- 11 million people within 25 miles
- Household incomes over \$100K
- 3800 + Facebook likes
- Presence on Instagram, Twitter, Yelp, Foursquare, Google
- Logo Registered Trademark
- Awards: Best of the Best Long Island

Previous Strategic Partnerships have included:

- Cornell Ruffian Equine Specialists
- Garden City Hotel
- Gersh Academy
- New York Beach Club
- Camp Coleman
- West Hills Day Camp
- Long Beach International Film Festival



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