

FOR SALE

+/- 44 Acres Equestrian Center and Horse Farm in Montgomery County



1600 Potshop Rd, Worcester, PA 19403

Property Highlights

- ◆ 45,000 SF Indoor Riding Ring
- ◆ 130 Horse Stalls
- ◆ 2 Houses, 2 Apartments, 5 Barns and a 2 Acre Parking Lot
- ◆ 3,600 SF Party Room
- ◆ 110 Additional Acres for Lease
- ◆ Scenic Views of Center City Philadelphia



BILL MCGEEHAN AND JOE TARANTINO
484-354-5880
BMCGEEHAN@CONTINENTALREALTY.COM

Property Overview



With ties all the way back to 1776, Our Farm has a long history of growth and impact within the horse riding community. The property consists of +/- 44 acres with nine buildings totaling almost 70,000 SF! The staple of this property is a 45,000 SF indoor riding ring built in 1975, featuring 80 horse stalls and a 3,600 SF party room. There's an additional 110 acres available for lease, if necessary.

The property also features 2 houses, including the original farmhouse which has 7 bedrooms and approx. 6,600 SF with the latest addition constructed in 1992. Additionally, there's 2 apartments, 5 barns, outdoor riding ring, 2 acre parking lot, and a total of 130 horse stalls.

Great location near Blue Bell in Montgomery County with scenic views of the Philadelphia skyline and quick access to Routes 76, 476, 73, and 202. There's a conservation easement in place which only allows for a continued use as a horse farm or non-intensive agriculture type uses. Asking \$3,500,000. Call for more info.



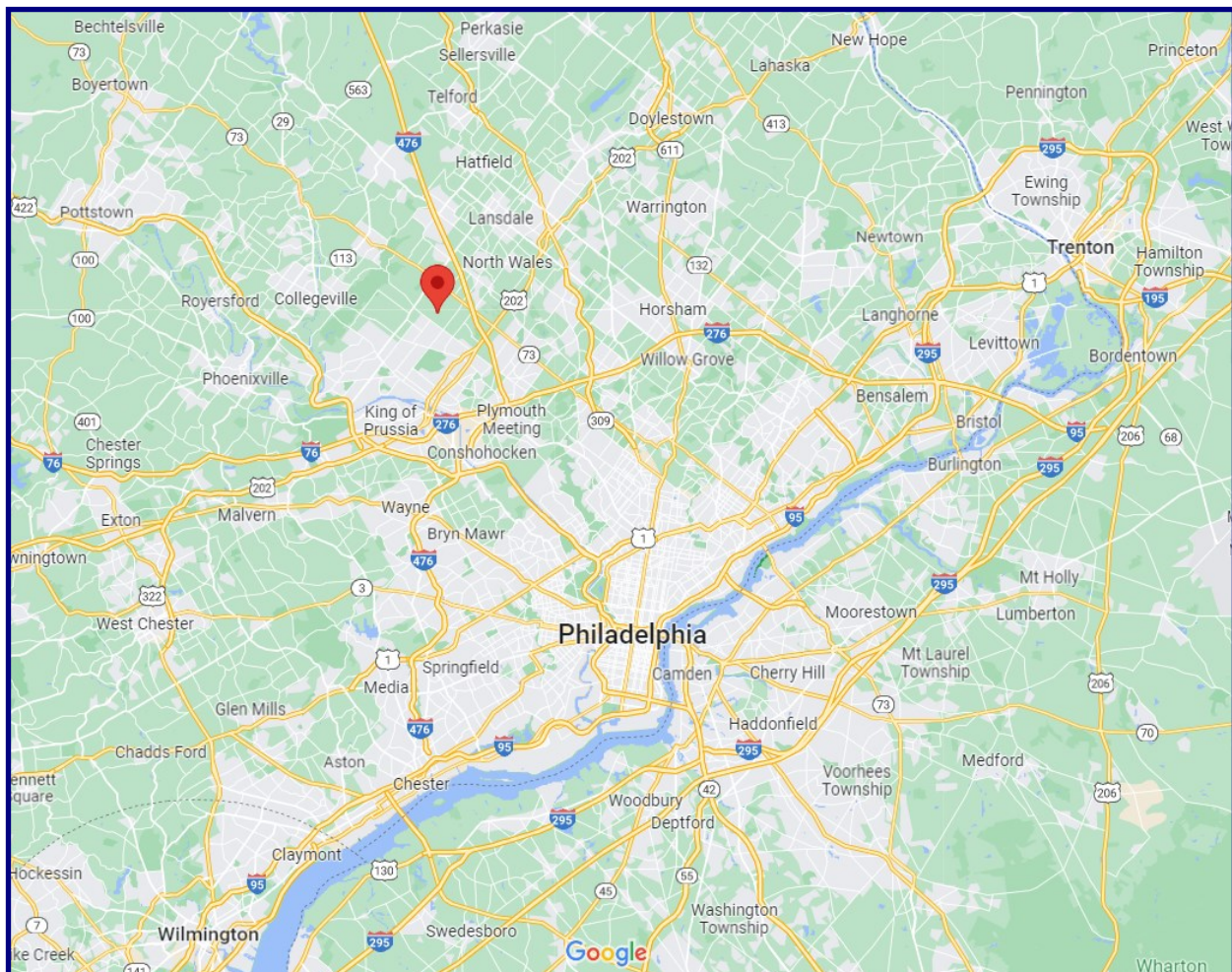
Property Details



- +/- 75, 600 SF on 44 Acres
- 2 Houses, 2 Apartments
- 5 Barns
- Well/Septic/Propane
- Public Utilities Nearby
- 130 Horse Stalls
- Private Pond
- 2 acre Parking Lot
- 3,600 SF Party Room
- Annual Tax: \$48,243



Aerial & Location Map



Proforma

Proforma - Our Farm, 1600 Potshop Rd, Worcester, PA

Possible Revenue Sources	Est. Monthly Income	Notes
Boarding (100 stalls)	\$29,250	Estimated at \$325/stall, less 10% est. vacancy rate
Trailer Parking (2+ acres)	\$2,000	Underutilized currently. Estimate of 20 trailers at \$100/mo
Party Room	\$500	Underutilized currently
Riding Ring	\$1,200	Underutilized currently
Mushroom Grower	\$525	
Small House	\$0	Farm Hands
Big House	\$2,700	Needs renovation
1 BR Apartment	\$1,200	Needs renovation
1 BR Apartment	\$1,200	Needs renovation
Monthly Est Rent Total	\$38,575	
Annual Est Rent Total	\$462,900	

Est Annual OPEX		Notes
Real Estate Taxes	\$47,311	
Property Insurance	\$16,500	Estimate from Seller's umbrella coverage
Electric	\$1,500	Mostly Tenant Reimbursement
Comcast	\$2,762	Phone, internet and cable
Trash Removal	\$2,463	Advanced Disposal
Field Rental	\$14,400	
Maintenance & Repairs	\$40,000	
Propane/Diesel	\$0	Tenant Reimbursement
Landscaping/Snow	\$40,000	
Total Est Annual OPEX	\$164,936	
Projected NOI	\$297,964	

**This is a rough projection of how the property could potentially perform.*

**You are solely responsible for independently verifying the information in this proforma. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.*