

**PICKLEBALL / TENNIS /HEALTH CLUB OPERATOR FINANCIAL MODEL**  
(Private Club with Public Access)

**Membership Revenue**

Membership	Monthly Membership	Monthly	Yearly Total
400 Members	\$75	\$30,000	\$360,000.00

**Court Revenue**

Court	Hourly Rate	Daily Total	Annual Gross Revenue
Outdoor Pickleball / Tennis	\$30	\$19,800	\$7,227,000
Indoor Pickleball / Tennis	\$50	\$7,500	\$2,737,500

**Annual Gross Revenue 80% Capacity: \$8,619,600**

**Annual Gross Revenue 70% Capacity: \$7,587,150**

**Annual Gross Revenue 60% Capacity: \$6,554,700**

*Annual Gross Revenue is based on operating 14 hours per day from 7AM to 9PM*

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



## TENANT FINANCIAL MODEL

	57,329 Building Square Feet	Year One Rent/ Square Foot (NNN)	2025	2026	2027
<b>Gross Revenue</b>					
USTA / Pickle Ball Groups <sup>1</sup>	39,829	8.62	\$343,326	\$350,192	\$357,196
Recreational Lease Space <sup>2</sup>	17,500	10.50	\$175,000	\$178,500	\$182,070
<b>Total Triple Net (NNN) Net Operating Income</b>			<b>\$518,326</b>	<b>\$528,692</b>	<b>\$550,052</b>

*1 USTA (Mississippi Tennis Association) / Pickleball Group*

*2 Fitness Recreational and Performance Sports User*

