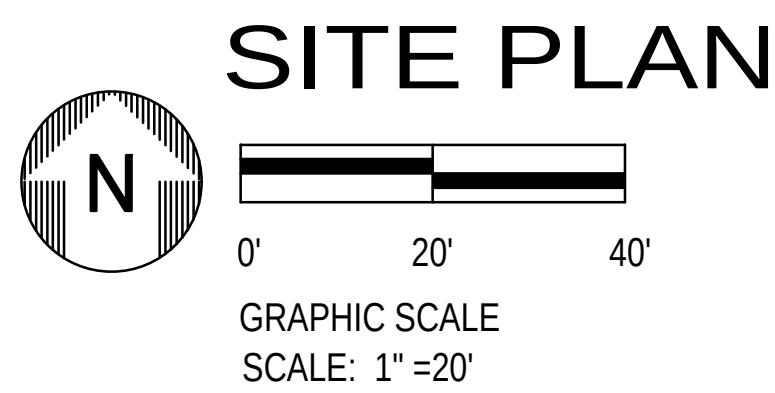




SITE DATA SUMMARY TABLE			
BUILDING			
TYPE	M-MERCANTILE		
STORY		1	
MAX HEIGHT		26'	
Suite	Area(sf)	Use	
#100	5100	Indoor commerical amusement	Proposed
#110	4000	CATERING	Existing
#120	4000	WAREHOUSE	Existing
PARKING	(SECTION 4.3-FARMERS BRANCH MUNI CODE)		
	Suite(sf)	RATIO	Req' Parking
#100	5100	1000	6
#110	4000	1000	4
#120	4000	1000	4
		Total req'd Parking	14
		Total Prov'd Parking	23
LOT INFO			
LOT AREA	43,547 SF=0.9997 Acre		
Total Impervious Cover (SF)	36,926 SF		
Total Impervious Cover (%)	84.80%		
Total Pervious Cover (SF)	6,621 SF		
Total Pervious Cover (%)	15.20%		

[illegible]

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PROJECT NAME / ADDRESS

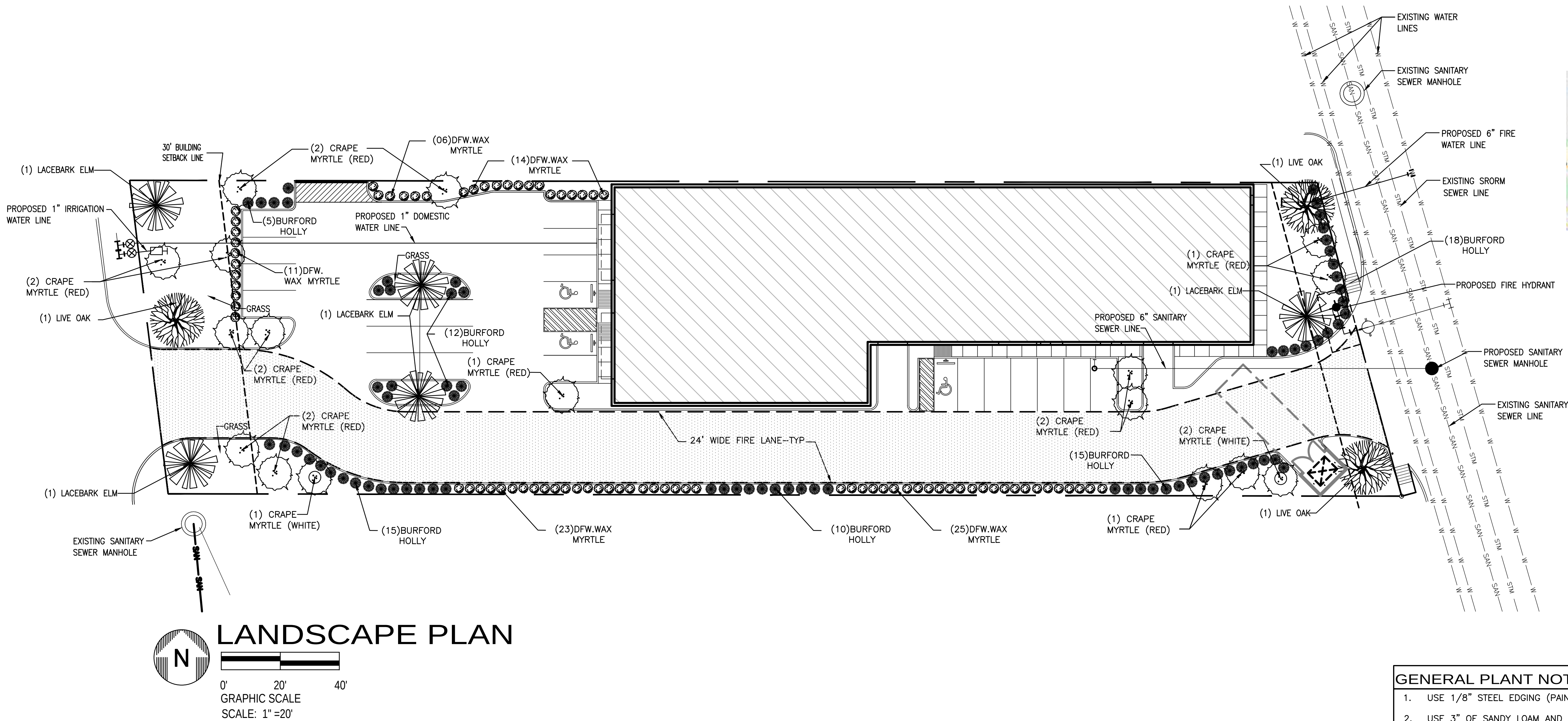
PARTIAL INTERIOR REMODELING BY NEW TENANT
PENDULUM SWING LAB
13850 NM STEMMSON #100,
FARMERS BRANCH TX 75234

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

SITE



VICINITY MAP

- GENERAL PLANT NOTES:**
- USE 1/8" STEEL EDGING (PAINTED GREEN).
 - USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
 - SOLID SOD ALL THE LAWN AREAS WITH ST. AUGUSTINE GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
 - TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
 - ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF MCKINNEY CODES AND REQUIREMENTS.

PLANTING REQUIREMENTS:

PER CITY OF FARMER'S BRANCH TREE REQUIREMENT:
ONE LARGE TREE FOR EVERY 30 LINEAL FEET OF STREET FRONTAGE.

TREES:
CANOPY TREES REQUIRED: 10 (MIN 4 CAL)
CANOPY TREES PROVIDED: 12 (MIN 4 CAL)

LANDSCAPE AREA CALCULATION:	
TOTAL SITE AREA:	43,547SF
LANDSCAPE AREA REQUIRED	
5% OF SITE AREA:	2,177SF
LANDSCAPE AREA PROVIDED	
TOTAL LANDSCAPE AREA	5,188SF
(12% OF SITE AREA)	

PLANT LIST				
QUAN.	COMMON NAMES	SCIENTIFIC NAME	SIZE	REMARKS
(AT THE TIME OF PLANTING)				
TREES				
3	LIVE OAK	QUERCUS VERGINIANA	4" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
5	LACEBARK ELM	ULMUS PERVIFOLIA	4" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
15	CRAPE MYRTLE (RED)	LAGESTROEMIA INDICA "NATCHEZ"	2" CAL.	CONT. GROWTH 6' TO 8' HT, 3 TRUNK FULL.
2	CRAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA "NATCHEZ"	2" CAL.	CONT. GROWTH 6' TO 8' HT, 3 TRUNK FULL.
SHRUBS				
79	DFW. WAX MYRTLE	MYRICA PUSILLA	24" HT	
75	BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA	24" HT	
GROUND COVERS AND VINES				
	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	4" POTS	FULL.

TREE LEGEND			
	LIVE OAK		CRAPE MYRTLE (RED)
	LACEBARK ELM		CRAPE MYRTLE (WHITE)
SHRUBS			
	DFW. WAX MYRTLE		BURFORD HOLLY
VINE			
	GRASS LAWN		BIG BLUE LIRIOPE
	CONC SIDEWALK		STEEL EDGING

DATE	
REVISION/ISSUE	
NUMBER	

JNF ASSOCIATES

JNF

1900 ENCHANTED WAY #100
GRAPEVINE TX 76051
214-908-1139
J.NF.ASSOCIATES@GMAIL.COM

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PARTIAL INTERIOR REMODELING BY NEW TENANT

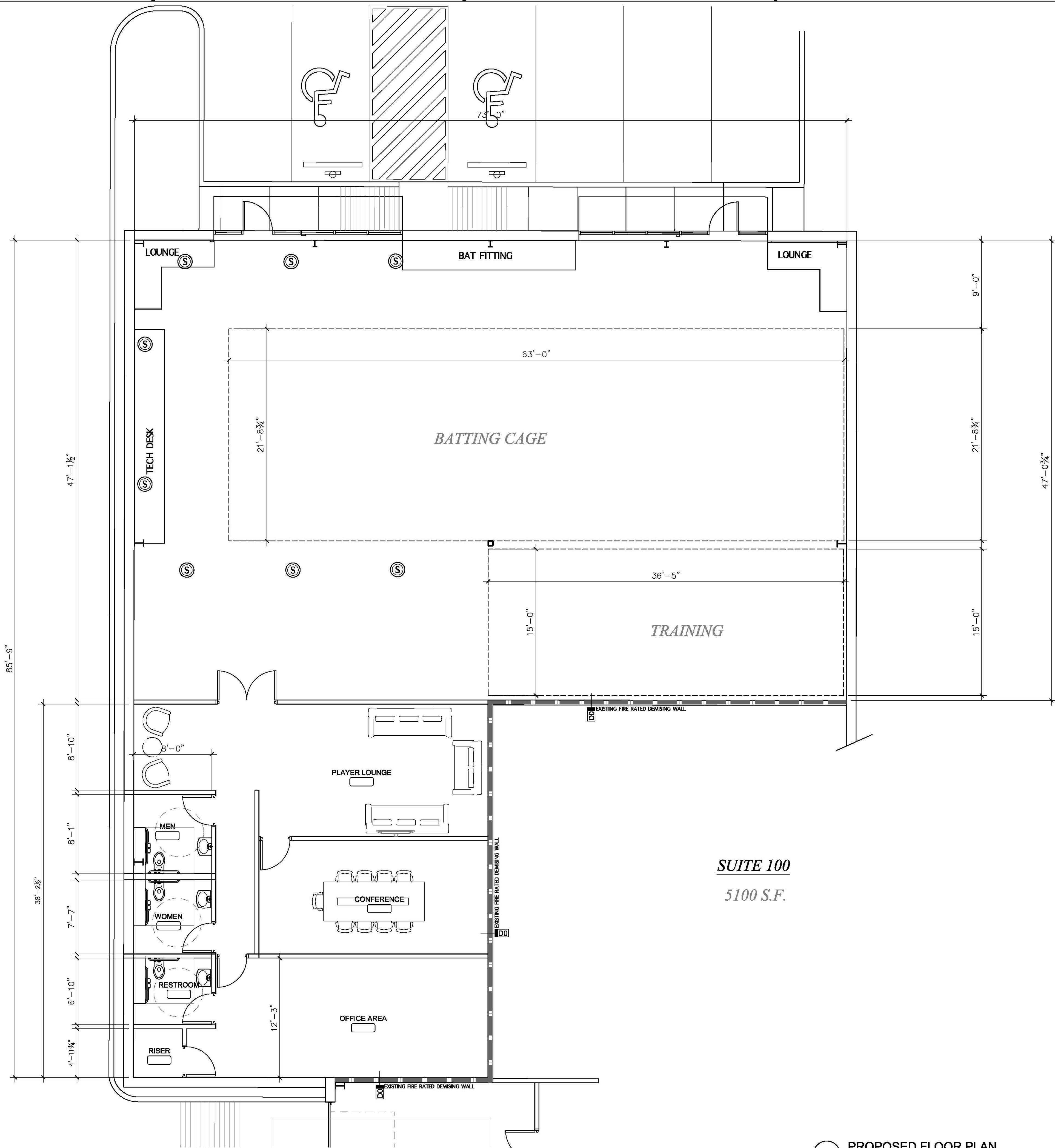
PENDULUM SWING LAB

13850 NM STEMMISNON #100,
FARMERS BRANCH TX 75234

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER



01 PROPOSED FLOOR PLAN
1/4"=1'-00"

NUMBER	REVISION/ISSUE	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JNF ASSOCIATES

JNF

1500 ENCHANTED WAY #100
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PROJECT NAME / ADDRESS

PARTIAL INTERIOR REMODELING BY NEW TENANT

PENDULUM SWING LAB

13850 NM STEMMISNON #100,
FARMERS BRANCH TX 75234

REFERENCE NUMBER

SHEET TITLE

SHEET NUMBER

A1.01

PENDULUM SWING LAB

Farmers Branch, TX

Executive Summary

This plan outlines the launch and growth of a state of the art, modern high tech Baseball “Swing Lab”.

Requires small warehouse space, 3,600 sq/ft with (1) bay or “Tunnel” Dimensions: 30ft Wide x 65ft Long

The business will lease a facility, invest in modern equipment, and employ 1-3 staff members who oversee the private use of cages and other tech operations. Individual “Player Assessments” will drive the business model.*

A phased approach will guide operations—from setup (Months 1–2) to a ramp-up within 6 months until full operation (Month 6 onward)—with revenue generated on an open 262-day schedule.

- **Operational Efficiency:** Modern equipment, a strategic lease, and a lean staffing model support efficient operations.
- **Revenue Potential:** Even under conservative revenue assumptions, the business promises healthy operating margins—with the potential for significant upside if demand trends upward.
- **Growth and Flexibility:** Regular performance reviews and a proactive risk management approach will allow the business to adapt and expand in response to market opportunities.



Operational Plan

Months 1–2 (Setup & Launch):

Secure the warehouse lease
Purchase equipment and complete property upgrades
Allocate and manage initial working capital
Begin recruitment and training for one full-time employees, potentially 2 on timing.
Initiate key customer outreach for test markets and gradually build demand

Phase 2: Ramp-Up & Full Operation (Months 3–5 and Month 6 Onward)

- **Staffing:**
 - 2 full-time employees
 - Hiring and training initiated during ramp-up
- **Improvements:**
- **Equipment Maintenance and upgrades**
- **Utilities, Insurance & Miscellaneous:**
- **Operational Milestone:**
 - Gradual increase in customer demand with full operational capacity achieved Month 6

Year-by-Year

Month 6 Onward (Full Operation):

Ability to operate at full capacity for 262 days per year
Add other revenue generating verticals (bat fitting, physical therapy, equipment)
Monitor and optimize daily operations
Regularly review financial performance and adjust strategies accordingly

- **Year 1:**
 - Partial year revenue due to ramp-up (assume 50–75% of full capacity).
 - Adjusted expenses reflect the gradual onboarding of full operations.
- **Years 2–5:**
 - Full operational capacity achieved.
 - With a conservative growth assumption (e.g., 5–10% annual revenue increase), revenues under the mid scenario could evolve from ~six figures Year 1-2 to seven figures Years 2-5
 - Operating profit is projected as revenue minus fixed costs, yielding healthy margins even in the low revenue scenario.
- **Break-Even Analysis:**
 - The initial investment is expected to be recovered within the first year under mid-to-high revenue scenarios.
 - In a low revenue scenario, break-even may take slightly longer but remains achievable with controlled expenses.

Operations: Assumptions and goals

1. Task Requirements per Day:

- **Assessments**: 1-3 per day (1.5hrs)
 - Current One day max assessments is 5 per day
- **Follow-ups**: For every Assessment, 1 follow up is included
- **Tech cage time**: **Fixed cost** per hour (follow ups and advanced rentals)
- **Rentals**: Up to 1–2 per day. We'll use the maximum of 2 to “fill” extra available time.

2. Cage & Staffing Constraints:

- **Cages**: The one large bay can be split into two smaller tunnels to maximize space when assessments aren't going on. When doing an Assessment, both cages are in use simultaneously (and 2 people are usually required to start).
 - For follow-ups or rentals, each task uses 1 cage.
- **Operating Window**: 10:00 am–10:00 pm gives a maximum of 12 one-hour “blocks.”
- **Employees: Compare Salary vs Hourly (50hrs for calculation)**
 - Two full–time employees should cover 50 hours per week each. (For a 5–day workweek that's about 10 hours per day.)
 - One part–time employee is available for 15–20 hours per week (roughly 3–4 hours per day if working 5 days).

3. Employee–Task Matching:

Since Assessments (which require 2 employees) are “non–optional” and must be done at the rate of 5 per day, it makes sense to have the full–time team handle those. Then, to avoid overloading the full–time employees, you can “shift” some follow–up and rental blocks to the part–time employee (keeping in mind the weekly hour limits).

- ## 4. Seasonal fluctuation:
- Max daily Schedule can happen anytime from May 15th - Feb 15th. I anticipate a slight lull in late Aug/early Sept before pro's reach the offseason. Lower demand during Feb - May while amateurs in school & pro's in season. The solution is to move Block for assessments to PM during the spring.

Start-Up Costs Equipment + Tech

START-UP COSTS

Technology Equipment		Cost x1 Cage	
Force Plates	Swing Catalyst Force Plate + Motion Plate	\$	
Qualisys (pick one)	Qualisys Markerless & Market based motion capture	\$	
Kinatrax (Pick one)	Motion Capture	\$	
Trackman	Trackman	\$	
Pitching Machine	Hackattackpro	\$	
Ipads	Ipads and tripods	\$	
Screens	TV and computer screens	\$	
Bat Sensor	Blast motion? Diamond Kinetics?	\$	
S2 Cognition	Cognitive testing	\$	
		\$	
Cages Buildout		Cost x1 Cage	Cost x2 Cages
	Size (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft		
Turf	\$3 - 5 sq/ft (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft	\$	\$
	<u>\$2 - 4 sq/ft (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft</u>		
Rubber flooring *selecte		\$	\$
Hitting Mats	Lifespan?	\$	\$
Netting/ hanging	70' x 15' x 12'	\$	\$
L-Screen (s)		\$	\$
Balls/buckets	\$50 per dozen (300 balls, 25 dozen)	\$	\$
Misc	Padding, protection ,equip.	\$	\$
		\$	\$

Target	Price w/ discounts	x2 cages
\$		
\$		
\$		
\$		
\$		
\$		
\$		
\$		

Cages Buildout		Cost x1 Cage	Cost x2 Cages
	Size (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft		
Turf	\$3 - 5 sq/ft (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft	\$	\$
	<u>\$2 - 4 sq/ft (70' x 15' ") one cage 1050 SQ FT, (70' x 30' x 1") 2,100 sq ft</u>		
Rubber flooring *selecte		\$	\$
Hitting Mats	Lifespan?	\$	\$
Netting/ hanging	70' x 15' x 12'	\$	\$
L-Screen (s)		\$	\$
Balls/buckets	\$50 per dozen (300 balls, 25 dozen)	\$	\$
Misc	Padding, protection ,equip.	\$	\$
		\$	\$

Target	Price w/ discounts	x2 cages
\$		
\$		
\$		
\$		
\$		
\$		
\$		
\$		

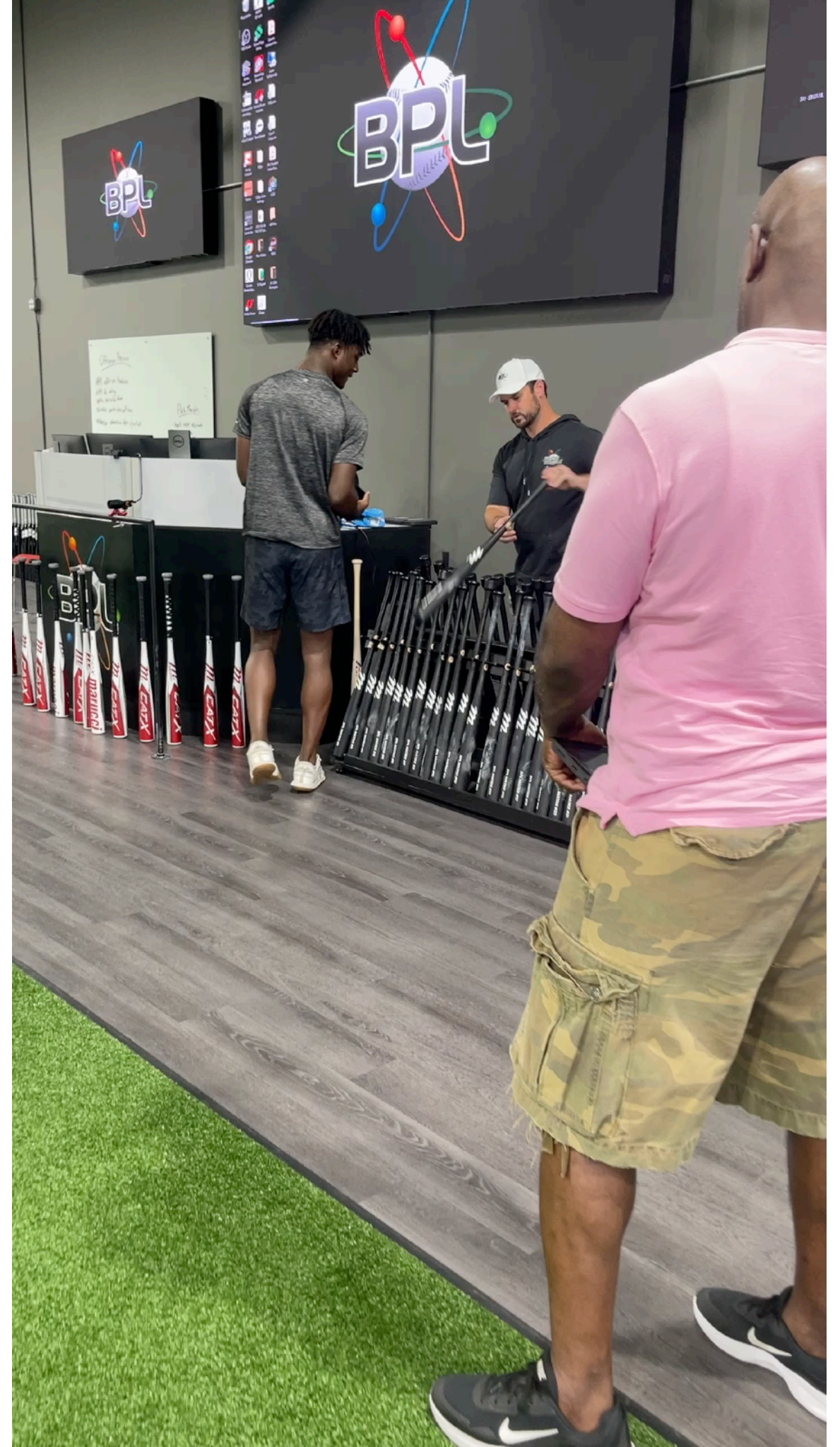
TOTAL 1 CAGE - retail cost TOTAL 2 CAGES - retail cost

\$ \$

Target Price w/ discounts x2 cages

\$ \$



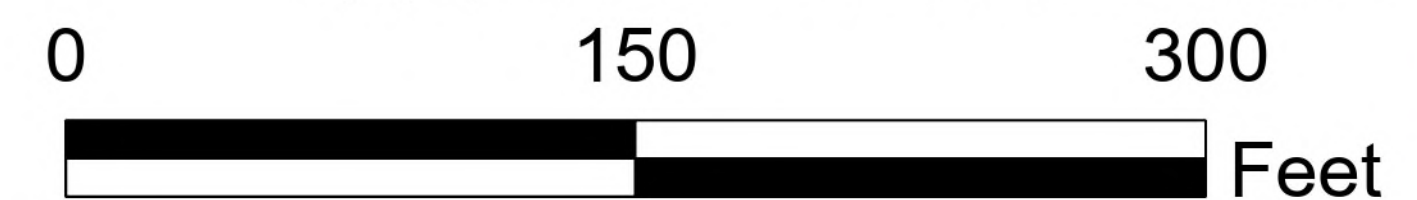




-  Subject Property
-  Tax Parcels
-  City Limit

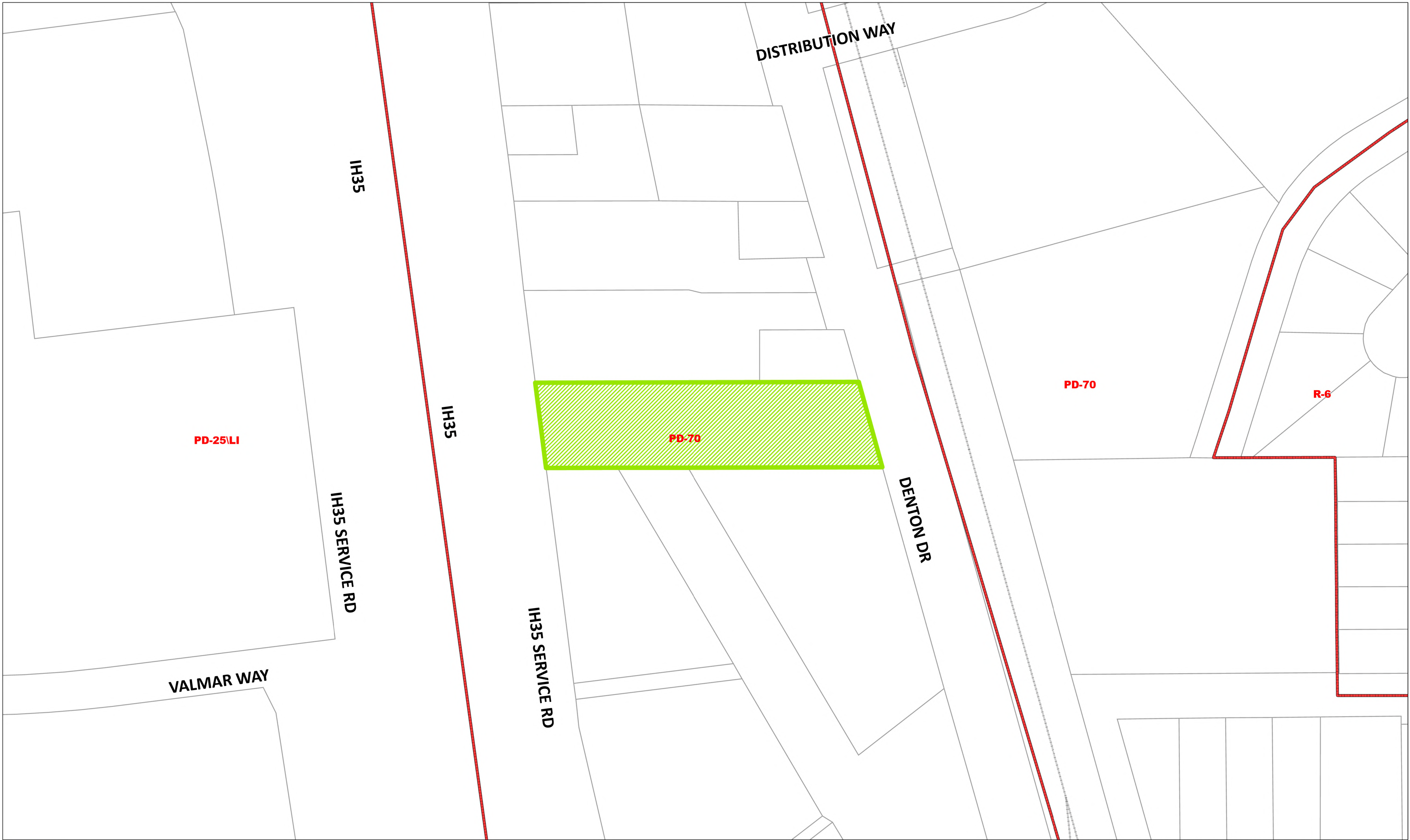
25-SU-06 Aerial Map

13850 North Stemmons Freeway



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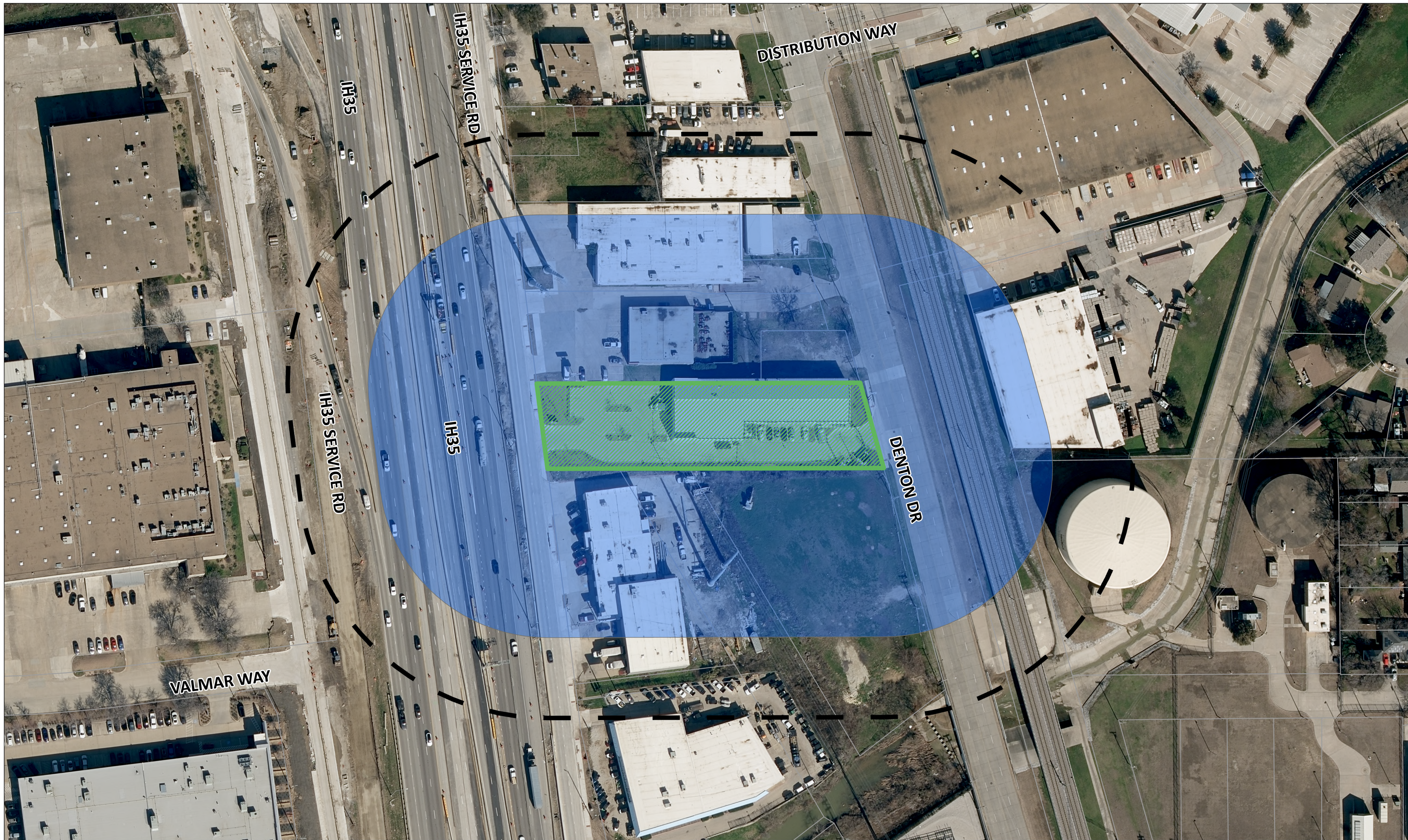
-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

25-SU-06 Location Map
13850 North Stemmons Freeway



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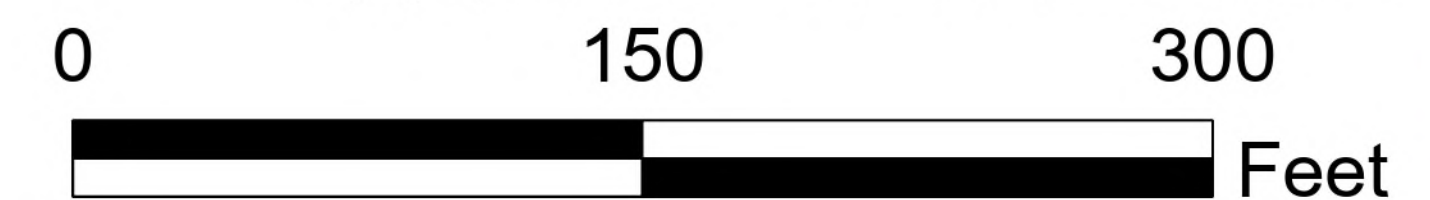




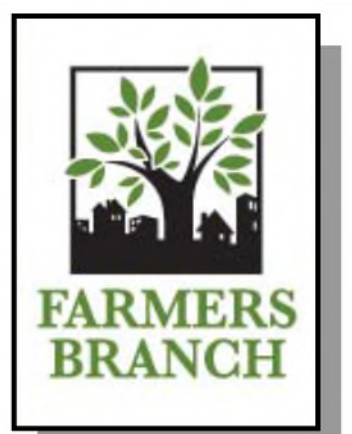
- 300-Foot Courtesy Notice
- 200-Foot Protest Area
- Subject Property
- Tax Parcels
- City Limit

25-SU-06 Notification Map

13850 North Stemmons Freeway



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**Summary of Mailed Notices
Property Owner List
25-SU-06
13850 North Stemmons Freeway**

Map	First Name	Address	City	State	Zip	Written Response
1.	RIMU PROPERTIES LLC	1760 PARKWOOD DR	PROSPER	TX	75078	None.
2.	GILBRIGHT INVESTMENT LLC	13850 N STEMMONS FWY STE 120	FARMERS BRANCH	TX	75234	None.
3.	GROVES DOROTHY TRUST	2 LOST VALLEY DR	FARMERS BRANCH	TX	75234	None.
4.	SIERRA DWFB LLC	602 E 43RD ST	AUSTIN	TX	78751	None.
5.	DKB GLOBAL ENTERPRISES LLC	PO BOX 703	FRISCO	TX	75034	None.
6.	GROVES DOROTHY TRUST	2 LOST VALLEY DR	FARMERS BRANCH	TX	75234	None.
7.	TEXAS UTILITIES ELEC CO C/O STATE & LOCAL TAX DEPT	PO BOX 139100	DALLAS	TX	75313	None.
8.	DOVE CREEK INV LP	5426 ROYAL LN	DALLAS	TX	75229	None.
9.	DART	PO BOX 660163 MB 7230	DALLAS	TX	75266	None.
10.	HRK PROPERTIES LLC	4820 NORTHAVEN RD	DALLAS	TX	75229	None.
11.	CAMPBELL DAVID K ET AL	1321 REGAL ROW	DALLAS	TX	75247	None.
12.	RAY FAMILY TRUST	16475 DALLAS PKWY STE 320	ADDISON	TX	75001	None.
13.	GOMEZ BEN	13911 DENTON DR	FARMERS BRANCH	TX	75234	None.
14.	FARMERS BRANCH CITY OF	PO BOX 819010	DALLAS	TX	75381	None.
15.	AASHAYA 13830 LLC	11434 N STEMMONS FWY	DALLAS	TX	75229	None.
16.	RAY ROBERT B	5223 BECKINGTON LN	DALLAS	TX	75287	None.
17.	RAY FAMILY TRUST	16475 DALLAS PKWY STE 320	ADDISON	TX	75001	None.
18.	CAMPBELL B J ET AL	1321 REGAL ROW	DALLAS	TX	75247	None.
19.	CARROLLTON-FARMERS BRANCH ISD	1445 N. PERRY ROAD	CARROLLTON	TX	75006	None.
20.	DALLAS INDEPENDENT SCHOOL DISTRICT	9400 N. CENTRAL EXPRESSWAY	DALLAS	TX	75231	None.