



# Sports Facility Financial Feasibility & Pro Forma Study

*Seminole County, Florida*

Hunden Partners, along with architects at Convergence Design, was engaged to conduct a financial feasibility and pro forma study related to a conceptualized 180,000-square foot multi-sports complex. Hunden determined the market demand for sports and events, programming options, similar case studies, construction and operational cost projections, and funding options, especially as they relate to the proposed complex.

After reviewing the project concept and business plan for the complex, including layout, current proposed programming, demand sources, and financial projections, Hunden's preliminary recommendations for the complex determined demand for 9 hardwood basketball courts with the ability to configure into 18 volleyball courts. Included in the 9-court recommendation is a championship style court with retractable seating for spectators.

Onsite amenities are the key to success for the longevity of this type of facility and will contribute to its ability to become a tournament destination. By establishing additional amenities, non-sporting events could be hosted at the facility as needed.

Hunden ultimately determined a strong need for a high-quality indoor sports facility in the Seminole County area, with strong destination appeal and an existing weak supply in the greater Florida marketplace giving the complex a favorable outlook.

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**Client:** Seminole County

**Time Period:** 2022-2023