



**UNITED STATES
BANKRUPTCY AUCTION**

Retro Fitness Wellington
14,489± SF State-Of-The-Art Modern
Fitness Center

Wellington, Florida

**ONLINE AUCTION
EVENT
NOVEMBER 30TH
AT 10 AM ET**

CONTENTS

OVERVIEW	3
INVENTORY	5
PHOTOGRAPHS	11
LOCATION MAPS	14
AUCTION SUMMARY	17
INDUSTRY OVERVIEW	18



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OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company is pleased to present via an Online Auction Event a 14,489± SF Fully-Equipped State-Of-The-Art Modern Fitness Center currently operating as a Retro Fitness Franchise in Wellington, Florida.

HIGHLIGHTS

- Large 14,489± SF Facility with High End Ultra Modern Finishes
- State Of The Art Matrix Fitness Equipment (See full list of equipment attached)
- Zen Den with two Human Touch Massage Chairs for the ultimate pre or post workout experience
- Essence Tanning Machine and Beauty Angel Red Light Collagen Stimulator
- Fully-equipped Smoothie Bar with comfortable seating
- Prime Location in the Class A Shoppes at Isla Verde Center
- World-Class In-Club Group Fitness Room
- Personal Training including Strength, Core, and Cardio
- Retro Fitness Franchise Available to apply and receive approval for
- Currently 2,195± Retro Fitness Wellington Memberships
- Facility Lease Assumable (Subject to Terms)
- Elevator Access and Stairs to Loft Level Cardio Area
- Highly Populated Geographic Area surrounded by Multi-Family and Single Family Residences



OVERVIEW

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PROPERTY DETAILS

- **Address:** 816 S. State Road 7, Wellington, Florida 33414
- **Location:** The Shoppes at Isla Verde Center on the East Side of State Road 7 North of Forest Hill Boulevard and South of Southern Boulevard
- **Directions:** From I-95 or Florida Turnpike go West on Southern Boulevard to State Road 7. Turn left and proceed to address
- **Retail Center Size:** 63,479± SF on 19.22± Acres
- **Unit Size:** Total of 14,489± Square Feet with 11,904 SF Main Level and 2,585± SF Loft Area
- **Construction:** Concrete Masonry Construction, Impact Windows and Doors
- **HVAC:** Central Split System Units
- **Year Built:** 2008 (Unit Completely Renovated in 2019)
- **Visibility / Exposure:** Center has 3,000± Feet along South State Road 7
- **Traffic Count:** 67,500 AADT
- **Parking:** Ample Ground Parking



INVENTORY

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Vendor	Description	Qty
Matrix	4" Chin Bar Set;Rig;Xult;BT	2
Matrix	8" Upright Set w/ MTG HW;Rig;Xult;BT	6
Matrix	Adjustable Storage Plate Horn	8
Matrix	Avus Lock Jaw Pro	2
Matrix	Bar Storage;1 Bar;	2
Matrix	Bolt on Landmine;	2
Matrix	Dynamax MB06 6lb 14" Soft Shell Med Ball	1
Matrix	Dynamax MB08 8lb 14" Soft Shell Med Ball	1
Matrix	Dynamax MB10 10lb 14" Soft Shell MedBall	2
Matrix	Dynamax MB10 10lb 14" Soft Shell MedBall	1
Matrix	Dynamax MB12 12lb 14" Soft Shell MedBall	1
Matrix	Dynamax MB14 14lb 14" Soft Shell MedBall	2
Matrix	Dynamax MB14 14lb 14" Soft Shell MedBall	1
Matrix	Dynamax MB16 16lb 14" Soft Shell MedBall	1
Matrix	Dynamax MB18 18lb 14" Soft Shell MedBall	1
Matrix	Dynamax MB20 20lb 14" Soft Shell MedBall	2
Matrix	Dynamax MB20 20lb 14" Soft Shell MedBall	2
Matrix	Dynamax MB25 25lb 14" Soft Shell MedBall	2
Matrix	Dynamax MB30 30lb 14" Soft Shell MedBall	1
Matrix	Hack Squat Machine	1
Matrix	Hardwood Surface Power Platform8"x6";	2
Matrix	J-Hooks Set;R/L;Rig;Xult;BT	2
Matrix	Magnum MG-OPT13 Land Mine Attachment	2
Matrix	Matrix Aura 4-stack Connection Kit	2
Matrix	Matrix Aura 8-stack Connection Kit	1
Matrix	Matrix Aura Adjustable Pulley	2
Matrix	Matrix Aura Lat Pulldown	2
Matrix	Matrix Aura Seated Row	2
Matrix	Matrix Aura Triceps Pressdown	2
Matrix	Matrix Endur. Touch Climbmill -RETRO	5

INVENTORY

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AUCTION

Vendor	Description	Qty
Matrix	Matrix Endur. Touch Elliptical -RETRO	7
Matrix	Matrix Endur. Touch Recumbent -RETRO	2
Matrix	Matrix Endur. Touch Treadmill -RETRO	17
Matrix	Matrix Endur.Touch Upright -RETRO	2
Matrix	Matrix MG 10-Pair Saddle DB Rack	1
Matrix	Matrix MG 45 Degree Leg Press-IS/OB	1
Matrix	Matrix MG Ab Crunch Bench	1
Matrix	Matrix MG Accessory Rack	1
Matrix	Matrix MG Back Extension Bench	1
Matrix	Matrix MG Barbell Rack	2
Matrix	Matrix MG Glute Trainer	1
Matrix	Matrix MG Lat Pulldown	1
Matrix	Matrix MG Olympic Weight Tree	2
Matrix	Matrix MG Olympic Weight Tree	1
Matrix	Matrix MG Preacher Curl	1
Matrix	Matrix MG Seated Calf	1
Matrix	Matrix MG Seated Row	1
Matrix	Matrix MG Shoulder Press	1
Matrix	Matrix MG Smith Machine	1
Matrix	Matrix MG Utility Bench	2
Matrix	Matrix MG Vertical Bench Press	1
Matrix	Matrix MG VKR w/Chin	1
Matrix	Matrix Perf. Touch Ascent -RETRO	4
Matrix	Matrix Ultra Abdominal-IS/OB RETRO RED	1
Matrix	Matrix Ultra Biceps Curl-IS/OB RETRO RED	1
Matrix	Matrix Ultra Chest Press-IS/OB RETRO RED	1
Matrix	Matrix Ultra Glute-IS/OB RETRO RED	1
Matrix	Matrix Ultra Hip Abd-IS/OB RETRO RED	1
Matrix	Matrix Ultra Hip Add-IS/OB RETRO RED	1
Matrix	Matrix Ultra Lat Pull-IS/OB RETRO RED	1

INVENTORY

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Vendor	Description	Qty
Matrix	Matrix Ultra Leg Ext-IS/OB RETRO RED	1
Matrix	Matrix Ultra Leg Press-IS/OB RETRO RED	1
Matrix	Matrix Ultra Prone Leg-IS/OB RETRO RED	1
Matrix	Matrix Ultra Rear Delt-IS/OB RETRO RED	1
Matrix	Matrix Ultra Rotary Torso-IS/OB RETRO RE	1
Matrix	Matrix Ultra Seatd Row-IS/OB RETRO RED	1
Matrix	Matrix Ultra Shldr Prs-IS/OB RETRO RED	1
Matrix	Matrix Ultra Triceps-IS/OB RETRO RED	1
Matrix	Matrix VY Perfect Squat	1
Matrix	MF VS FT Handle Package	1
Matrix	MG Brk Oly Dec Blk Arm, Storage	1
Matrix	MG Brk Oly Flat Blk Arm, Storage	1
Matrix	MG Brk Oly Flat Blk Arm, Storage	1
Matrix	MG Brk Oly Inc Blk Arm, Storage	1
Matrix	MG Half Rack;8" Tall;IS	2
Matrix	MG Multi-Adjustable Bench w/Decline	2
Matrix	MG Oly Shoulder w/Storage IS	1
Matrix	MG PL Reverse Back Extension IS/OB	1
Matrix	Matrix Perf. Touch Ascent -RETRO	4
Matrix	Matrix Ultra Abdominal-IS/OB RETRO RED	1
Matrix	Matrix Ultra Biceps Curl-IS/OB RETRO RED	1
Matrix	Matrix Ultra Chest Press-IS/OB RETRO RED	1
Matrix	Matrix Ultra Glute-IS/OB RETRO RED	1
Matrix	Matrix Ultra Hip Abd-IS/OB RETRO RED	1
Matrix	Matrix Ultra Hip Add-IS/OB RETRO RED	1
Matrix	Matrix Ultra Lat Pull-IS/OB RETRO RED	1
Matrix	Matrix Ultra Leg Ext-IS/OB RETRO RED	1
Matrix	Matrix Ultra Leg Press-IS/OB RETRO RED	1
Matrix	Matrix Ultra Prone Leg-IS/OB RETRO RED	1
Matrix	Matrix Ultra Rear Delt-IS/OB RETRO RED	1

INVENTORY

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Vendor	Description	Qty
Matrix	Matrix Ultra Rotary Torso-IS/OB RETRO RE	1
Matrix	Matrix Ultra Seatd Row-IS/OB RETRO RED	1
Matrix	Matrix Ultra Shldr Prs-IS/OB RETRO RED	1
Matrix	Matrix Ultra Triceps-IS/OB RETRO RED	1
Matrix	Matrix VY Perfect Squat	1
Matrix	MF VS FT Handle Package	1
Matrix	MG Brk Oly Dec Blk Arm, Storage	1
Matrix	MG Brk Oly Flat Blk Arm, Storage	1
Matrix	MG Brk Oly Flat Blk Arm, Storage	1
Matrix	MG Brk Oly Inc Blk Arm, Storage	1
Matrix	MG Half Rack;8" Tall;IS	2
Matrix	MG Multi-Adjustable Bench w/Decline	2
Matrix	MG Oly Shoulder w/Storage IS	1
Matrix	MG PL Reverse Back Extension IS/OB	1
Matrix	Multi-Adjustable Bench - Low Profile	1
Matrix	Olympic Flat Bench	1
Matrix	Rope Anchor;	2
Matrix	Safety Bars (Pairs);BT	2
Matrix	Shelf;42" DB/KB w/ MTG;Xult;BT	4
Matrix	Shelf;42" Med Ball w/ MTG;Xult;BT	2
Matrix	Spin Bike	12
Matrix	Torque Tripleplyo 20-24-30	2
Matrix	TRX TRXCLUB4 Commercial Susp Trainer	2
Matrix	Universal Bar Band Attachment;BT	6
Matrix	Versa FT HS 30"ST-Built	1
Matrix	XT K2 Upright;56";BR	2
Matrix	XT Rack Mat / Band Storage;BR	2
Matrix	XT Shelf;Step 70" w/ MTG;BR	4
Matrix	XULT 15lb Training Bar 28mm Full Knurl	2
Matrix	Xult 2' Support;Bottom;Single w/ HDW;	4

INVENTORY

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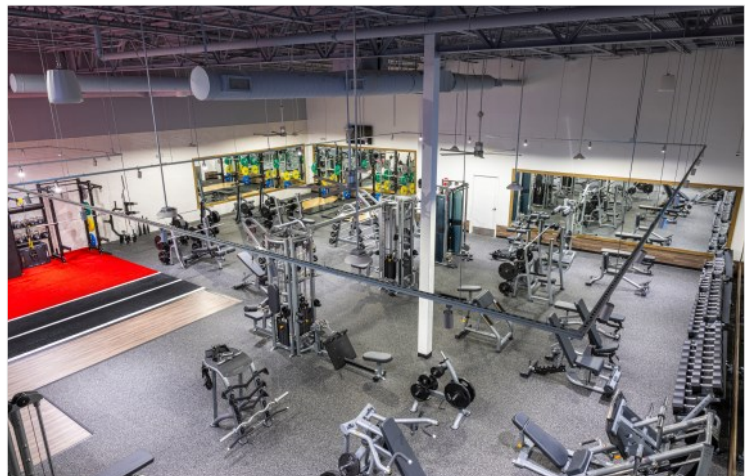
Vendor	Description	Qty
Matrix	Xult 2' Support;Top;Sgl w/ Hdw;	2
Matrix	XULT 20kg Oly Bar 28.5mm Full Knurl	2
Matrix	XULT 3 Ball Stability Ball Rk Matte Blk	2
Matrix	XULT 55cm 1000lb Burst Ball - Black	2
Matrix	XULT 65cm 1000lb Burst Ball - Dark Grey	2
Matrix	XULT 75cm 1000lb Burst Ball Lt Blue/Grey	2
Matrix	XULT 8' BUMP OUT RIG 4W2D; BT	2
Matrix	XULT 8' BUMP OUT RIG EXT 4W2D; BT	2
Matrix	XULT Adjustable Jump Rope - Bearings	6
Matrix	XULT Battle Rope 1.5" x 30' No Sleeve	2
Matrix	XULT FitMat 12mm TPEw/grommet 71"x23"Blk	8
Matrix	XULT High Density Foam Roller 6" x 36"	6
Matrix	XULT Prem Bumper Plate Rubr 10lb Gray	10
Matrix	XULT Prem Bumper Plate Rubr 25lb Green	10
Matrix	XULT Prem Bumper Plate Rubr 35lb Yellow	8
Matrix	XULT Prem Bumper Plate Rubr 45lb Blue	12
Matrix	XULT Premium Rubr Kettlebell 15lb	2
Matrix	XULT Premium Rubr Kettlebell 20lb	2
Matrix	XULT Premium Rubr Kettlebell 25lb	2
Matrix	XULT Premium Rubr Kettlebell 30lb	2
Matrix	XULT Premium Rubr Kettlebell 35lb	2
Matrix	XULT Pull Up Extension	2
Matrix	XULT Res Tube w-Handle Heavy Blue	3
Matrix	XULT Res Tube w-Handle Light Green	3
Matrix	XULT Res Tube w-Handle Medium Red	3
Matrix	XULT Res Tube w-Handle Very Light Orange	3
Matrix	XULT Rubr SS Handle Kettlebell 40lb Blk	2
Matrix	XULT Rubr SS Handle Kettlebell 45lb Blk	2
Matrix	XULT Rubr SS Handle Kettlebell 50lb Blk	2
Matrix	XULT Rubr SS Handle Kettlebell 55lb Blk	2

INVENTORY

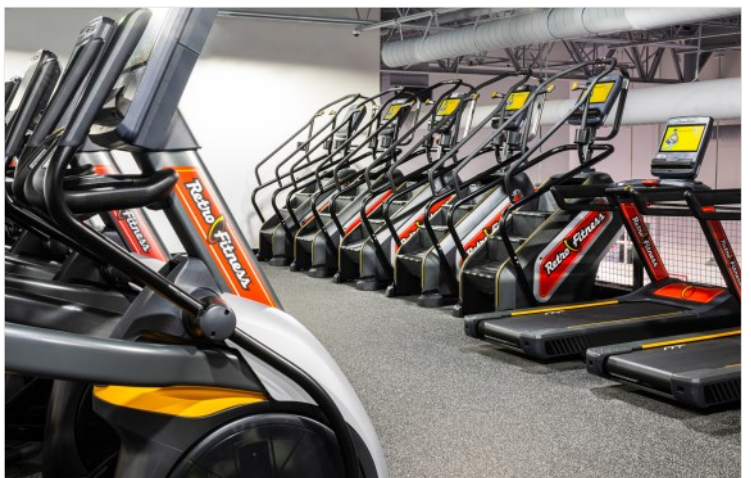
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AUCTION

Vendor	Description	Qty
Matrix	XULT Rubr SS Handle Kettlebell 60lb Blk	2
Matrix	Xult Shelf Bracket;Single w/ HDW;	12
Matrix	Xult Shelf Bracket;Single w/ HDW;	8
Matrix	XULT Strength Band 0.5" Light Red	3
Matrix	XULT Strength Band 0.85" Medium Purple	3
Matrix	XULT Strength Band 1.25" Heavy Black	3
Matrix	XULT Strength Band 1.8" X Heavy Orange	3
Matrix	XULT Wall Mount Pull Up Station	2
ABS Company	Tire Flip / Ab Coaster / Three Way Ab Bench / Sledmill	1
Iron Grip	Dumbbells	45 pairs
Perform Better	Vertical Bar Holder	1
Titan Fitness	Trap Bar	1
Titan Fitness	Specialized Bar	3
Titan Fitness	Mace Clubs	5
Perform Better	Sled	2
Perform Better	Concept 2 Rower	2
Perform Better	Assault Bike	2
Perform Better	Yoga Mats	16
Perform Better	Yoga Blocks	12
Perform Better	Group Exercie Dumbbells	30 pairs
Perform Better	Mini Bands	50
Perform Better	Stability Balls	16
Perform Better	Steps	12
Perform Better	Trampoline	10
Perform Better	Bosu	10

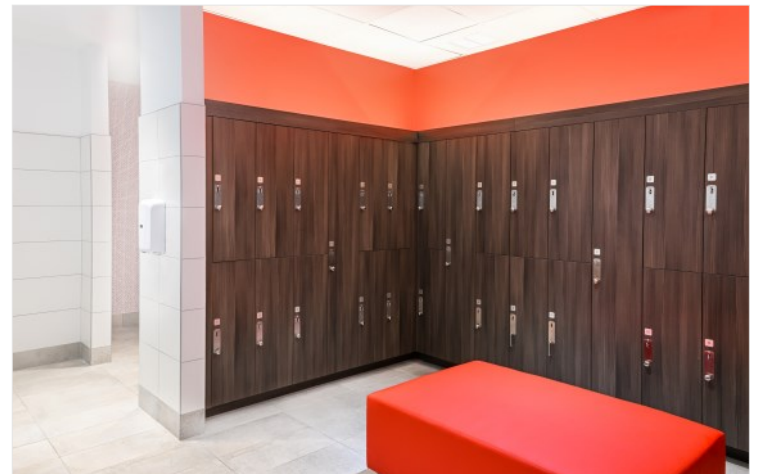
PHOTOGRAPHS



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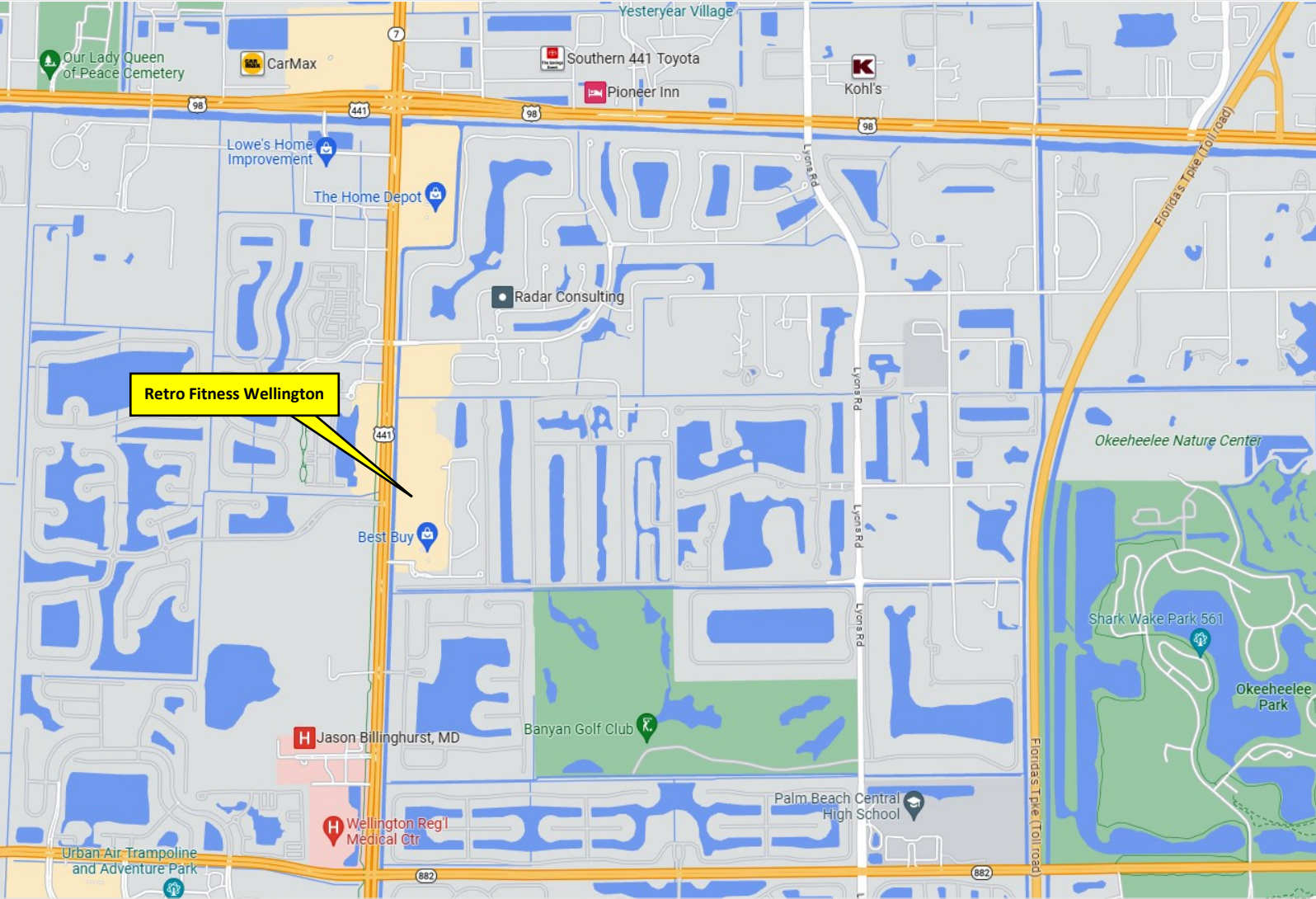


PHOTOGRAPHS



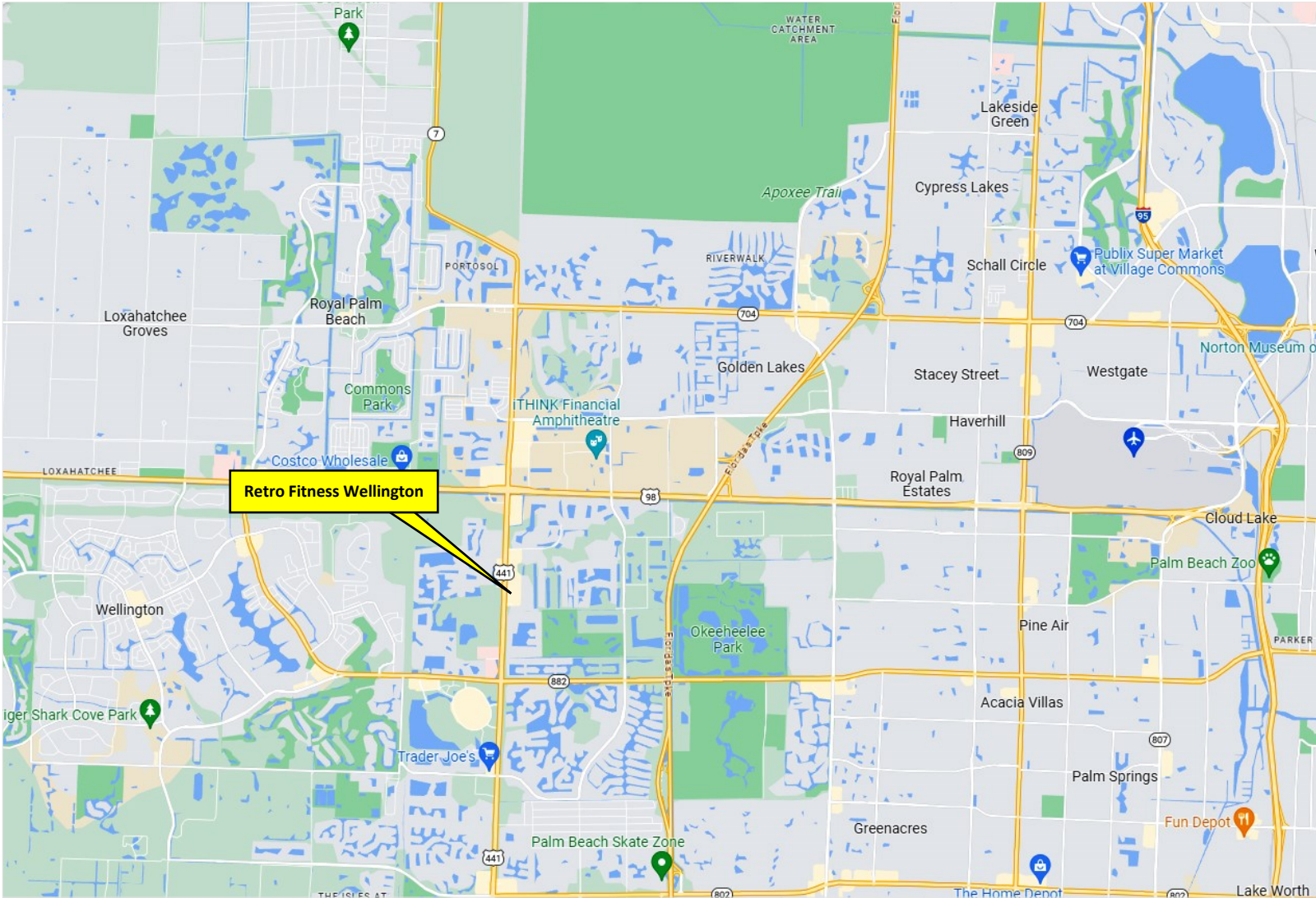
LOCATION MAP

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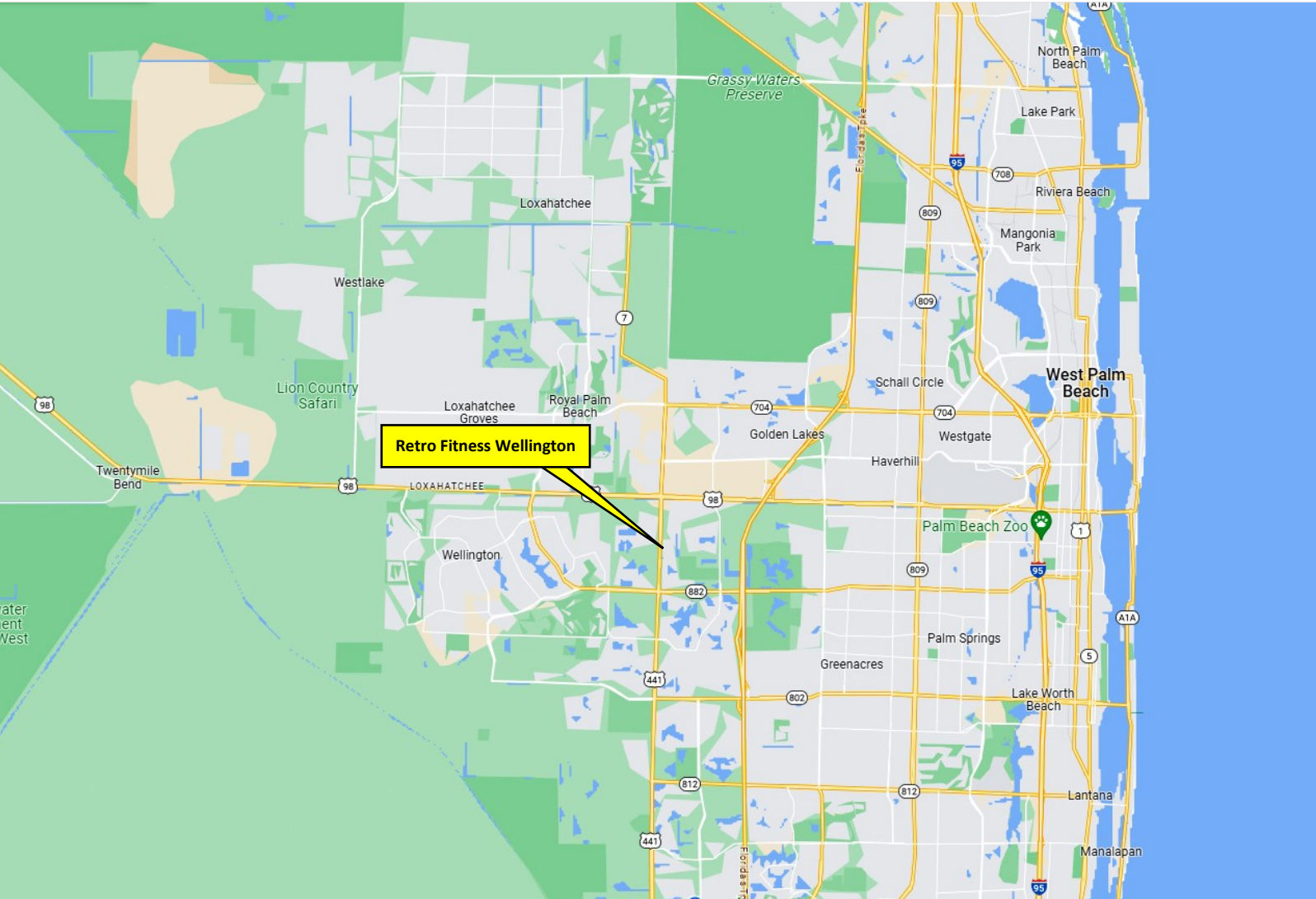
LOCATION MAP

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LOCATION MAP

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AUCTION SUMMARY

Online Auction: Beginning - Thursday, November 30, 2023 @ 10:00 AM ET
Ending - Thursday, November 30, 2023 @ 1:00 PM ET

Property Tours: Please Contact: Francis D. Santos at francis@fisherauction.com
/ 754.220.4116 for Access / Private Showings

United States Bankruptcy Court, Southern District of Florida

West Palm Beach Division - Chapter 11 Bankruptcy Case: Case No. 23-17407-EPK

AUCTION METHOD

- The Debtor has Secured a Stalking Horse Bid of \$587,500. The Assets will be offered free and clear of all liens, claims and encumbrances to the highest and best bidder at or above a bid price of \$627,187.50 plus a 10% Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sales Hearing scheduled for Thursday, December 7, 2023 at 1:30 PM ET at the United States Bankruptcy Court, Flagler Waterview Building, 1515 North Flagler Drive, 8th Floor, Courtroom, B, West Palm Beach, Florida 33401, in person and by zoom.

QUALIFYING BIDDER REQUIREMENTS

- Wire into Debtor's Counsel, Gamberg & Abrams Trust Account, via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$75,000 Initial Deposit to be received by Debtor's Counsel no later than 5:00 PM ET on Tuesday, November 28, 2023 (the "Bidder Deposit"). Contact Fisher Auction Company for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- The Highest and Best Bidder will execute the non-contingent Purchase and Sale Agreement immediately following the Auction. An Additional Escrow Deposit totaling 10% of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Debtor's Counsel, Gamberg & Abrams Trust Account, within 48 hours of the conclusion of the Auction.

BUYER'S BROKER PARTICIPATION

- 5% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer's Broker Participation Registration Form.

INDUSTRY OVERVIEW

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The Health and Fitness Club Market is expected to grow from USD 87.07 billion in 2023 to USD 154.21 billion by 2028, at a CAGR of 12.11% during the forecast period (2023-2028)

Post-COVID-19, the industry has seen a spike in memberships around the globe that has matched to some extent and even exceeded the numbers recorded in years past on account of increased fitness consciousness among the young population. Consumers are willing to spend more on health and fitness clubs, with the health aspects playing a key role in global market growth. The rising number of health clubs and gyms with personal training and the latest fitness equipment attracts consumers to join health and fitness clubs, likely influencing market growth over the coming years.

Increasing equipment and facility spaces in fitness clubs, such as hot yoga studios, high altitude training rooms, metabolic testing equipment, medical exercise areas, and day spas, are gaining popularity among consumers, further supporting market growth. Fitness clubs offer attractive membership fees, and increasing marketing and advertisement spending are helping health and fitness clubs generate more revenue.

There are 64.19 million memberships in America, which equates to approximately 20% of the US population having a membership and 49.9% of Americans going to the gym at least twice a week. This high percentage of memberships equates to a fitness industry revenue of \$33.25 billion.

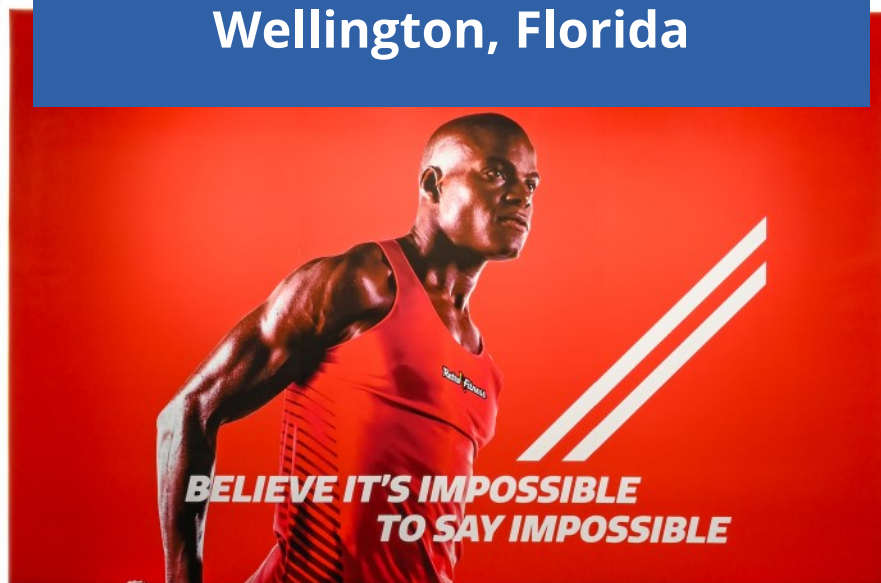
*INFORMATION OBTAINED FROM MORDORINTELLIGENCE.COM AND PVOLVEFRANCHISE.COM/BLOG



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14,489± SF State-Of-The-Art Modern
Fitness Center

Wellington, Florida



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