

THE RANCH

HUDSON VALLEY™

ENDURANCE • NUTRITION • WELLNESS

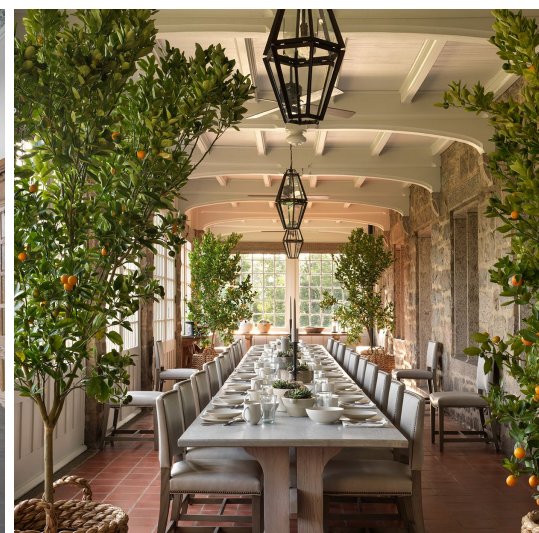


INTRODUCING THE RANCH HUDSON VALLEY!

The award-winning luxury fitness and wellness retreat, The Ranch Malibu, recently opened its second standalone property in the lower Hudson Valley, 45 minutes outside of Manhattan in April 2024. Originally built by JP Morgan for his daughter, the early 1900's lakefront estate is rich in history. Set on over 200 forested acres, with interiors by renowned designer, Steven Gambrel, The Ranch Hudson Valley is a unique and inspiring destination for corporate events and property take overs.

Renowned for its award-winning, structured wellness programs, corporate and social groups of 6 people up to a full estate buyout of 20 - 50, are able to create a completely customizable Ranch experience. With the flexibility to adjust the active daily schedule and food and beverage offerings, the all-inclusive, private group experience can be tailored to fit your preferences and needs amidst a property that includes just 25 rooms and suites, an optional 4-bedroom guest house, plus over 20,000 square feet of event space.

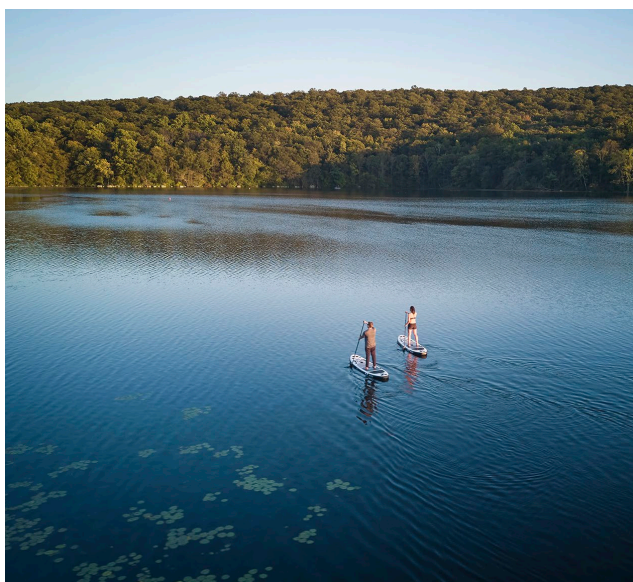
Whether you are looking for an idyllic destination for a group retreat, meeting, milestone celebration, or private program, The Ranch is a memorable, rewarding and turnkey experience. The physical nature of our program, combined with the support of a dedicated staff naturally lends itself to promoting a positive environment centered on the encouragement of others. Groups depart on a path towards improved well-being while also strengthening relationships and fostering deeper connections.

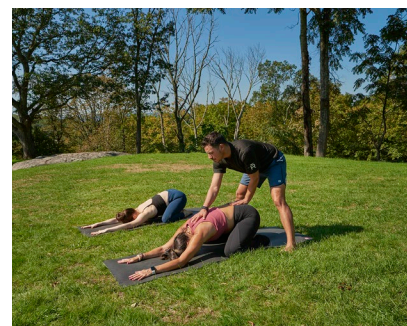




INCLUSIVE OFFERING AND AMENITIES

- Luxury lakeside estate set on over 200 lush acres and ideal for full property takeovers
- Situated less than one hour from New York City in the lower Hudson Valley (Tuxedo Park adjacent)
- Customizable health immersions offering fully flexible food and beverage and wellness programming
- Ideal for executive retreats, C-level programs, meetings and off-sites
- Available for private groups of 6 - 50 guests with the option of a complete buyout
- 25 individually designed rooms and suites, plus optional two-story, 4-bedroom guest house
- 10 unique indoor/outdoor event spaces including 2,000 sq ft ballroom with 20' ceiling
- Nutritionally dense and organic gourmet meals and snacks designed to nourish & detoxify with option to add organic seafood, poultry, meat, premium wines and spirits
- Optional wellness activities (included)
 - Daily guided hikes, strength training, restorative yoga, meditation and sound bath
 - Daily massage for each full day
 - Elective add-ons: Spin class, wellness discussions, cooking demonstrations
 - Seasonal programming including kayaking, paddle boarding, snowshoeing and sledding
 - 12-treatment room Spa, 5,000 sq ft Solarium with heated indoor pool, hot/cold plunge, infrared sauna, plus heated outdoor pool and jacuzzi
- Daily laundry services
- Optional experiences including: energy healing, sleep science, acupuncture and chiropractic services
- Nearby golf, fishing, horseback riding, shopping and more





GUEST WAKE-UP & MORNING STRETCHES



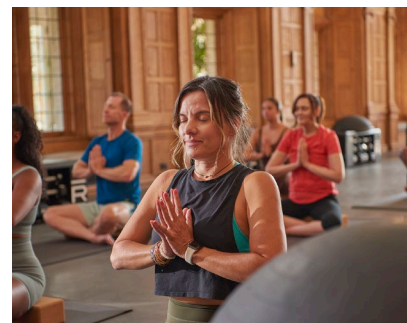
BREAKFAST



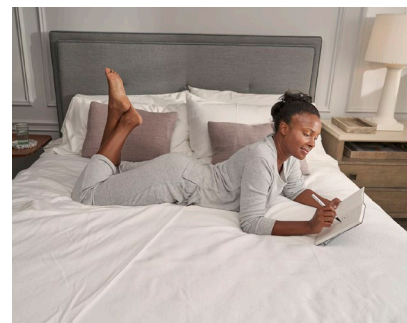
MOUNTAIN HIKING



FRESHEN UP & LUNCH



A SAMPLE DAY AT THE RANCH HUDSON VALLEY
FULLY CUSTOMIZABLE TO SEAMLESSLY INCORPORATE YOUR MEETING AGENDA



NAPTIME



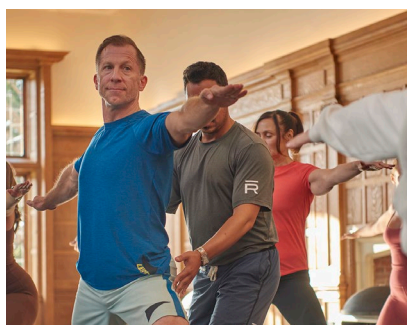
STRENGTH CLASSES,
YOGA & MASSAGE



FREETIME



DINNER & BEDTIME





Estate Room Inventory:

Room Type	No. of Rooms
Estate: Queen or King	13
Estate: Queen / Queen	4
Estate: Junior Suite	6
Estate: Premier Junior Suite	2
Total	25

Guest House Room Inventory:

Room Type	No. of Rooms
Guest House: Queen or King	4
Total	4

ADDITIONAL GUEST HOUSE: The Ranch also offers a two-story guest house just next to the estate which provides 4 additional bedrooms/bathrooms, living area and kitchen (ideal for staff, speakers or VIPs etc).

LOCATION: Lower Hudson Valley, NY (Tuxedo Park adjacent)

Address: 150 Sisters Servants Lane, Sloatsburg NY. Lakeside location just 45 minutes from NYC. 150 acres of green space for outdoor events and activations.

MEETING & EVENT SPACE: 2,000 square foot ballroom with 20 ft ceiling, plus 10 event/meal/breakout spaces of varying sizes. Multiple outdoor terrace and lakeside options are also available.

FOOD & BEVERAGE: Our plant-forward menu incorporates organic, seasonal ingredients as well as a curated selection of high antioxidant coffee and herbal tea blends. Private groups of any size, as well as full buyouts, also have the option to create a menu that includes a full selection of organic seafood, poultry and meats, along with premium spirits and wines.

ADDITIONAL VENUES: Full floor spa with 12 treatment rooms, 5,000 sq ft Solarium housing the indoor heated pool, infrared sauna and hot/cold plunge pools, as well as outdoor heated pool and jacuzzi. On-site lake with kayaking and stand up paddle boarding.





Floor	Venue / Room Number	Square Footage	Dimensions	Ceiling Height
1	Gym / Ballroom	2604	22'-2" x 83'	16'- 4"
1	Dining Room / Sunroom	903	12'-8" x 69'-6"	11'- 4"
1	Living Room	848	29'-6" x 29'-6"	16'- 6"
1	Entry Hall	521	13'-5" x 34'	14'- 2"
1	Private Dining Room	315	16'-8" x 19'	13'
1	Private Gym	350	18' x 18'	13'
1	Game Room	600	20' x 30'	14'
2	Private Den	396	18'-4" x 21'-6"	9'- 9"
Outdoor	Motor Court	8100	90' X 90'	-
Outdoor	Outdoor Garden	30,000	600' X 500'	-
Outdoor	Upper Terrace	4,000	100' X 40'	-
Outdoor	Lower Terrace	5,400	90' X 60'	-
Outdoor	Lawn Pool	10,800	120' X 90'	-
Outdoor	Solarium	4,500	100' X 45'	-
Outdoor	Small Terrace	900	30' x 30'	-
Outdoor	Large Terrace	2700	90' x 30'	-



FAQs

What does the price include?

The fully inclusive pricing structure incorporates all of the following amenities and experiences:

- Luxury accommodations
- Customizable daily schedule to seamlessly integrate The Ranch signature program offerings into your agenda
- Optional private two-floor guest house (4 additional bedrooms, open kitchen and living room)
- Nutritionally dense, award-winning gourmet meals, snacks, coffee, tea and beverages (option to add organic meats, poultry, seafood and alcohol for private groups and full buyouts)
- Daily guided morning hikes, strength training class, restorative yoga or meditation/sound bath class as desired
- Daily massage for each full day (12 total treatment rooms)
- Daily laundry services
- Access to additional complimentary hotel offerings: Solarium with infrared sauna, cold/hot plunge pools, indoor pool), outdoor heated pool and more!
- Optional complimentary offerings: group spin class, group wellness/nutrition discussion, group cooking discussion/demonstration, diagnostic testing for each guest and more!
- Seasonal programming including kayaking, paddle boarding, snowshoeing and sledding
- The 20% group service fee incorporates all fees and taxes; no additional gratuities will be expected or required

Do you only serve plant-based meals?

• While The Ranch's signature program is known for its artfully prepared, delicious, plant-based organic cuisine, private groups of any size, as well as full buyouts, have the option to create a menu that includes a full selection of organic fresh meats, poultry, seafood. All meals can be customized and served family-style or plated.

Do you serve alcohol?

- Private groups and buyouts do indeed have the option to incorporate a full line of premium spirits, wine and beer if desired.

What additional activities are available at The Ranch Hudson Valley?

• Groups may incorporate 'a la carte' experiences and activities into their agenda, subject to additional fees, including group energy healing, chiropractic, colon hydrotherapy, IV vitamin drip therapy, sleep science discussion and much more!

What are the requirements for a group?

• The Ranch can host private groups of 6 guests or more, with full flexibility in food and beverage as well as a fully customized daily schedule, private meeting/meal/fitness space and private daily guided hikes. Alternatively, groups of any size may opt to join the traditional 'public' program.

What are the requirements for a full property buyout?

• While The Ranch offers 25 total rooms and suites, plus two-story guest house with an additional 4 rooms, an exclusive property buyout can be booked with as little as 15 guest rooms, subject to availability. This will include a full takeover of the Hudson Valley estate, 200-acre grounds and entire Ranch staff.

Do you require a minimum number of nights?

• The traditional booking patterns are Monday-Thursday (3 night) and Thursday-Monday (4 night), however for full group buyouts there may be flexibility for shorter stay patterns, based on availability.

Do you have private event space?

• The estate offers 20,000 square feet of flexible indoor and outdoor event space, and is ideal for small private groups as well as full property takeovers.

FAQs

Can I host a one-day catering event?

- Due to the intimate nature of our wellness program, The Ranch does not offer availability for ‘catering-only’ one-day events.

Can the wellness program be customized for groups?

- Absolutely! All private groups may be customize their schedule to include our award-winning wellness programming while incorporating meetings seamlessly with our full array of wellness activities and experiences.

How can I tour The Ranch Hudson Valley?

- We are happy to arrange site inspections at your convenience. Alternatively, the sales team can host a virtual, 360-degree presentation with you, should you not be able to come in person.

Are there additional spa services available?

- The 12-room spa offers guests a daily signature massage for each full day, along with additional therapies ranging from chiropractic services, colon hydrotherapy, IV Therapy, energy healing and more!

Are there off-site activities available nearby?

- There is a range of activities just adjacent to The Ranch Hudson Valley, including: golfing (The Tuxedo Club), fishing, horseback riding, clay shooting as well as a range of exciting shopping experiences including Woodbury Commons. The sales team can provide you with a full array of resources.

Who do you recommend for overflow room blocks and restaurants?

- Valley Rock Inn is the closest property, just a few minutes away from The Ranch and offers multi-bedroom houses which is ideal for overflow/staffing: [Valley Rock Inn & Mountain Club](#). The restaurant, Valley Rock Lodge, is also phenomenal and they often work with corporate groups. The Ranch guests will also receive special preferred rates (please contact The Ranch sales team for more information).

What's the best way to get to the Ranch Hudson Valley?

- The Ranch Hudson Valley is located just under one hour from Manhattan, as well as all three major airports (EWR being the closest, followed by LGA and JFK). Alternatively, the Sloatsburg train station is conveniently located just minutes from the retreat as well.

What means of transportation are available?

- The Ranch Hudson Valley is ideally located just under one hour from Manhattan as well as all three major international airports. Newark International (EWR) is the closest, followed by La Guardia (LGA) and John F Kennedy (JFK). Alternatively, guests may take the train arriving to Sloatsburg Station, just 5 minutes from the property. The Ranch has also partnered with BLADE for helicopter transportation as well as Flexjet for private jet transfers- please contact the sales team for preferred rates.

Can groups utilize their own preferred vendors?

- Absolutely. While The Ranch will have its own preferred vendors, there are no fees should a group prefer to bring in their own.

www.TheRanchLife.com

