

## EXECUTIVE SUMMARY



### MAXWELTON BRAES GOLF RESORT

Location:	7670 State Highway 57 Baileys Harbor, WI 54202-9111
Asking Price:	\$2,750,000
Property Type:	Resort
Conditions of Sale:	"As-Is Where Is"
Ownership:	Baylake Bank
Golf Course Architect:	Joseph A. Roseman/George O'Neil
Site:	180 acres (approximate) bisected by Highway 57
Topography :	Gently Rolling
Year Built	1929
Website:	<a href="http://www.maxwelton-braes.com">www.maxwelton-braes.com</a>
Yardage:	6,045
Par:	71
USGA Rating:	68.2
Irrigation Source:	Lake Michigan
Irrigation System:	Manual
Maintenance Equipment:	Full list available upon request

Maxwelton Braes Golf Resort  
Baileys Harbor, Wisconsin

Parking:	Ample
Golf Cart Fleet:	52 Yamaha Gas Powered Golf Carts
Clubhouse Size:	18,000 square feet on two stories. Includes, 2 kitchens, restaurant, banquet room, rest rooms, office space and 12 lodging units
Banquet Capacity:	200 Guests – (Banquet room has its own kitchen on the 2 <sup>nd</sup> floor)
Restaurant Capacity:	50 patrons
Lodging Units:	12 rooms ( each with a private bath). Located on the first floor of the Clubhouse.
Condominium Plans:	Entitlements in place for an additional 66 Condominium units. 6 buildings have been built to date. 11 of the 12 units have been sold. Historically the condos were priced from \$250,000 - \$390,000 per unit.
Swimming Pool:	Heated in ground pool



## INVESTMENT OVERVIEW

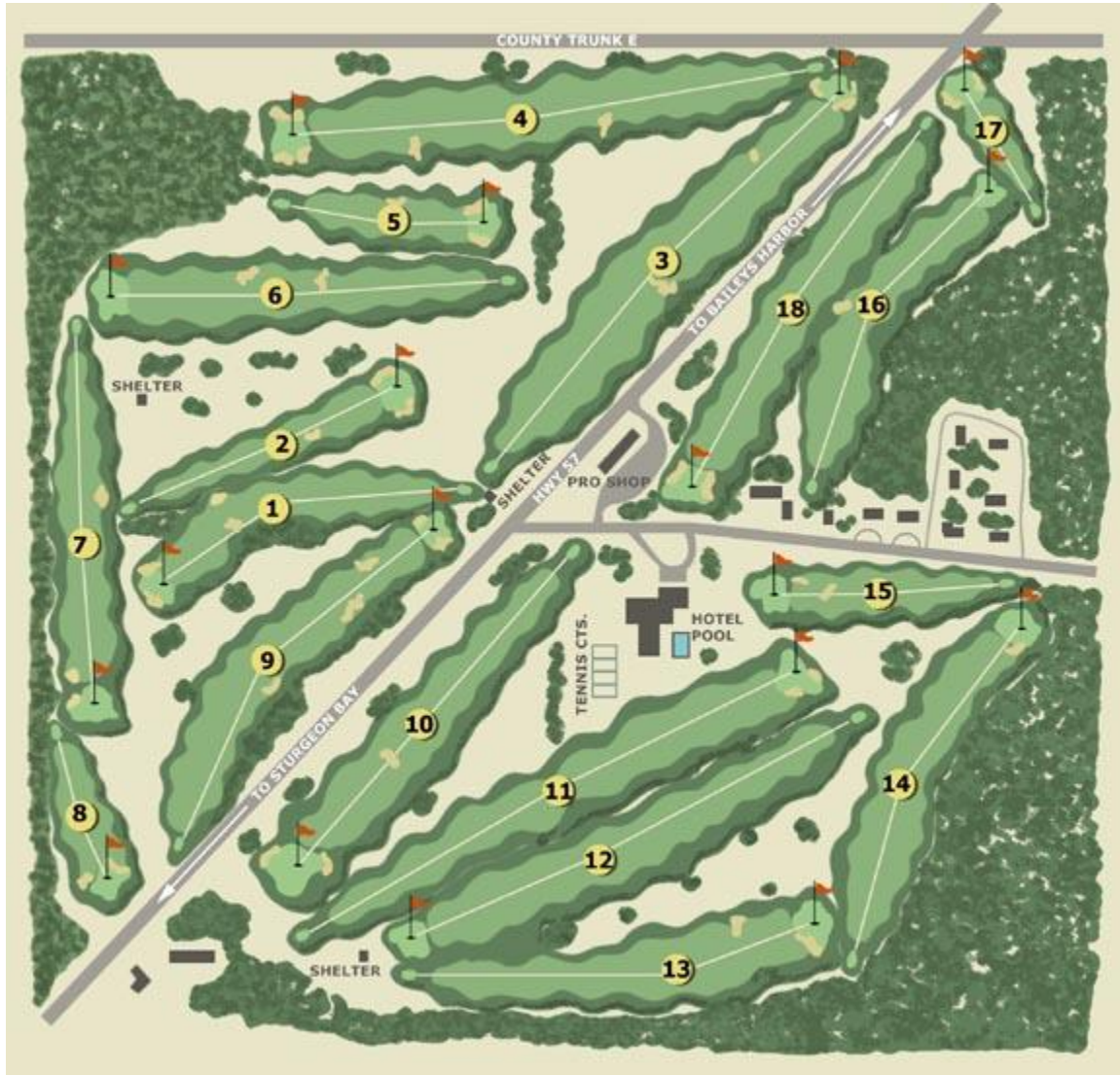
Maxwelton Braes Golf Resort is located in scenic Door County Wisconsin.

The following factors illustrate the potential of this opportunity:

- **Location** – The property is easy to access right off of Highway 57.
- **Location** – Door County is the top summer retreat in the Midwest.
- **Reputation** – Maxwelton Braes is a Door County institution having been in business since 1929.
- **Reputation** - The clubhouse and pavilion banquet facility are highly regarded in the area..
- **Opportunity** – To build out the 66 entitled condominium units.
- **Opportunity** – To substantially increase banquet and wedding business.
- **Opportunity** – To develop a profitable swim club.
- **Opportunity** – To increase room nights and occupancy of the onsite lodging units.
- **Opportunity** – To increase rounds with a more effective marketing program
- **Opportunity** – To develop 9 holes into residential and convert the property into a 9 hole golf course.
- **Opportunity** – To tear down the existing pro shop and move the golf operation into the main clubhouse.



Maxwelton Braes Golf Resort  
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No prospective purchaser nor its agents shall visit the Property nor contact any employees of the Property without the Seller's prior approval.

## **LIMITING CONDITIONS**

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