

FOR SALE  
Chalet Hills Golf Club - Cary, Illinois



\$2.75 Million Asking Price - Property in Foreclosure

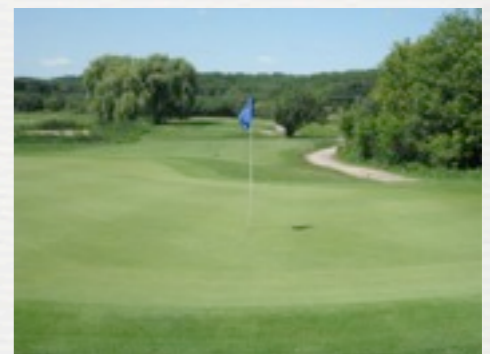


# CHALET HILLS GOLF CLUB

Chalet Hills Golf Club is located northwest of Chicago, in the affluent community of Cary, Illinois. With 2.4 million people within 25 miles, Chalet Hills is perfectly located to attract top golfers from all over the Chicago market.

Chalet Hills is regarded as one of the top daily fee golf courses in the Chicago area. Golf Digest recently gave Chalet 4.5 stars and it was rated as the #5 golf course in the State of Illinois by Zagats/ESPN. Situated on approximately 170 acres, Chalet Hills was designed by Ken Killian and features an 18 hole 6,877 yard Championship golf course with a slope of 137. The 7,000 square foot clubhouse is equipped with a pro shop, restaurant, rest rooms, and a banquet/dining room that can host up to 180 guests. A new owner with fresh marketing ideas and a renewed commitment to service and playability will be able to return Chalet Hills to its place as one of the top daily fee clubs in Chicago.

This property represents a tremendous opportunity to purchase a well regarded daily fee golf course in the Chicago suburbs. Chalet is the perfect course for a golf course owner, golf lover, or speculative investor. Priced at a fraction of replacement cost, Chalet Hills is a golf lovers dream come true.



# CHALET HILLS GOLF CLUB

Chalet Hills Golf Club is currently in foreclosure, the property is controlled by a receiver and is being managed by GolfVisions, Inc.

All offers for purchase will be considered and those judged suitable by the receiver will be presented to the lender and the court for approval. The property is being offered "As-Is Where-Is": with no representations or warranties to the condition of the club and the accuracy of the information provided. The receiver does not have an up to date survey or Phase 1 report. Any buyer will need to get those reports on their own.



# CHALET HILLS GOLF CLUB

- Chalet Hills Golf Club
- 943 Rawson Bridge Road, Cary, IL
- [www.chalethillsgolf.com](http://www.chalethillsgolf.com)
- Architect - Ken Killian
- 6,877 yards
- Slope of 137
- Opened 1970
- Clubhouse - 7,000 (estimated) square feet



# CHALET HILLS GOLF CLUB

- 170 (approximate) acres
- 72 gas powered Yamaha carts - leased
- Irrigation water from well fed to Lake George
- Continuous 6 foot asphalt cart paths
- 180 person banquet capacity
- Toro irrigation system
- Full Service Bar and Restaurant
- Full Maintenance Equipment list upon request



# CHALET HILLS GOLF CLUB

- 4.5 stars by Golf Digest
- #5 golf course in State of Illinois by Zagat/ESPN
- 2.4 million people within a 25 mile radius
- 86,000 people within a 5 mile radius
- 1 hour to O'Hare International Airport
- Financial information available upon request.
- Due to the nature of the Foreclosure , we cannot verify or attest to the accuracy of the financial information that has been provided.



## **Ken Killian, Chalet Hills Golf Course Architect**

Usually, the development of a golf course begins from scratch. Here in Illinois, you get a flat piece of prairie and a blank piece of paper. You bulldoze in hills. Plant tree seedlings, and watch your design develop over the years, transforming itself into your vision.

Chalet Hills was different. Much different.

Imagine a property with 200-year-old trees. Rolling hills. Stands of full forests. Wetlands rich in wildlife and full of challenge. Existing lakes and creeks. The potential at Chalet Hills presented itself not only as a good course. But a great one. I liken this course to a Sleeping Beauty...all I had to do is wake her.

The result is the greatest course I have ever designed. Period. The property had every element necessary to create the ultimate golf experience. The trick was to mold fairways, greens and tee-boxes into some of the most beautiful nature I have ever had the pleasure to work with.

Some holes challenge you with tight, wooded fairways then open to beautiful vistas. Water waits around corners, tempting you to cut a corner here, forcing you to layup short there. And virtually every inch of Chalet Hills provides astounding natural scenery.

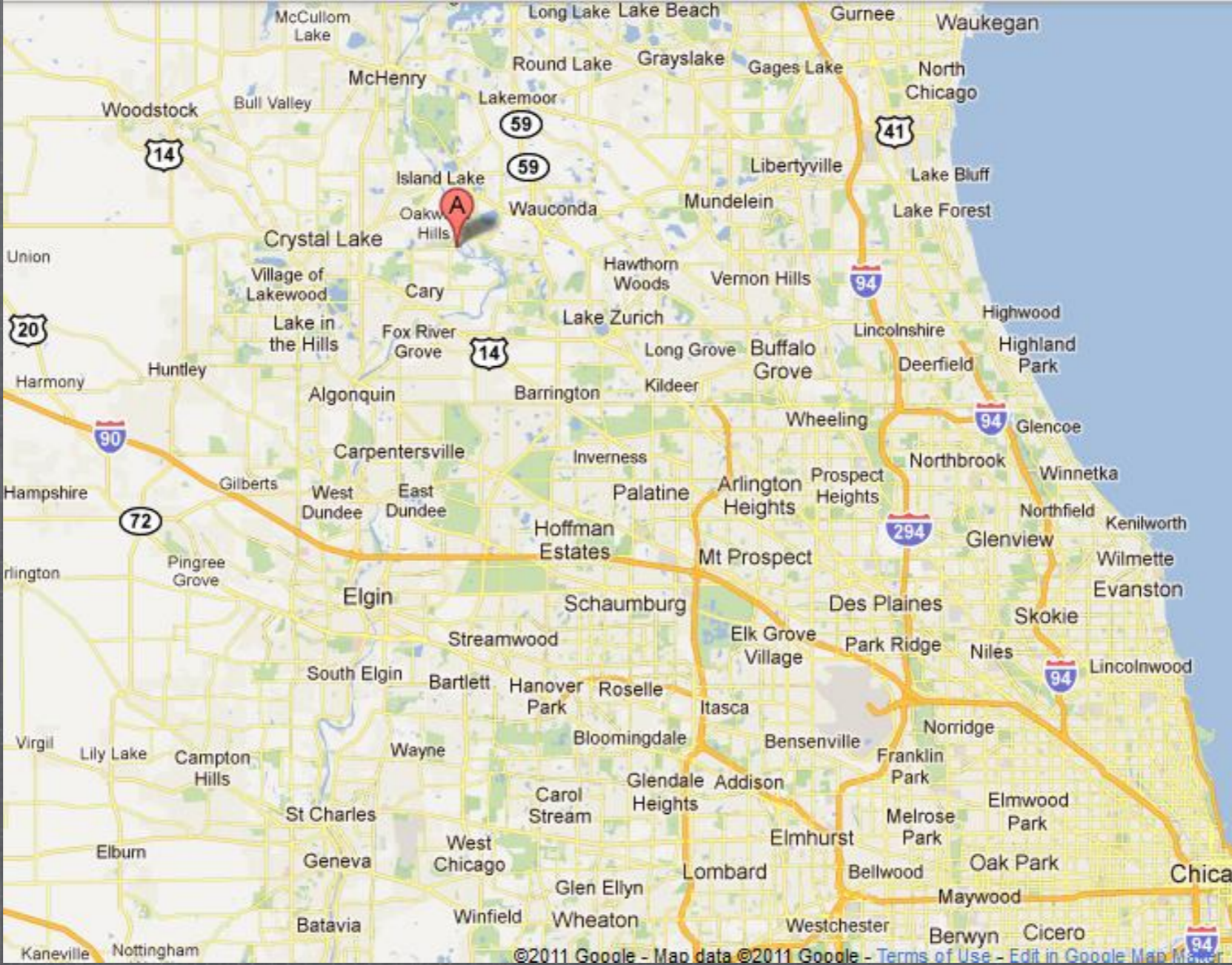
The key to playing Chalet Hills is the four tee-boxes on each hole. To be fun and challenging, you must play the proper tee based on your level of play. The course will play differently from each tee, and provide a test of your skills every time you play.

If you golf to be with and challenged by nature, I encourage you to play Chalet Hills.

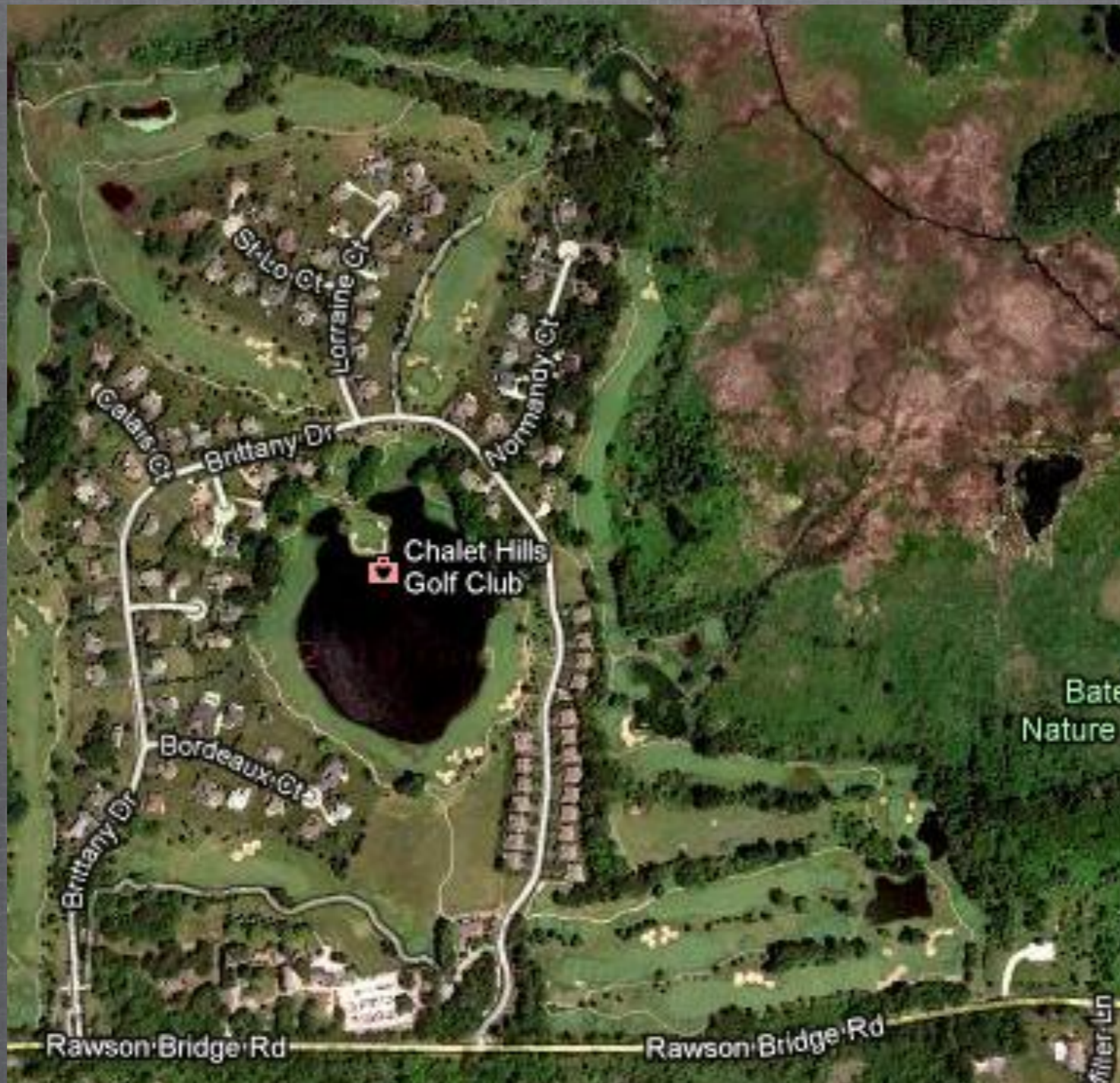
Ken Killian  
Chalet Hills Architect



Chalet Hills Golf Club Area Map







*Michelob.*  
ULTRA.



OFFICIAL BEER

RATINGS:  
STROKE/SLOPE

MEN  
BLACK: 74.0/142  
BLUE: 72.7/139  
WHITE: 70.0/132  
LADIES  
WHITE: 75.3/135  
GOLD: 69.4/122

FAIRWAY STAKES/  
CART PATH MARKERS

Red - 100 White - 150  
Blue - 200 Yellow - 250  
Measured to Center of Green

HOLE	1	2	3	4	5	6	7	8	9	OUT	INITIALS	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
BLACK TEES	414	373	524	184	425	149	516	357	388	3330		410	544	361	225	393	550	429	141	494	3547	6877		
BLUE TEES	392	358	510	170	405	139	506	338	374	3192		386	532	354	206	367	540	409	134	474	3402	6594		
WHITE TEES	362	322	468	151	359	119	472	298	327	2878		359	499	323	181	316	520	361	116	430	3105	5983		
GOLD TEES	289	242	424	118	318	77	407	240	268	2383		295	413	262	148	246	421	313	86	367	2551	4934		
HANDICAP	9	11	5	15	1	17	3	13	7			12	4	10	16	6	2	14	18	8				
PAR	4	4	5	3	4	3	5	4	4	36		4	5	4	3	4	5	4	3	5	37	73		
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