

For Sale
Bank Owned Property



BULL VALLEY GOLF CLUB

Woodstock, Illinois
\$3,750,000





Bull Valley Golf Club

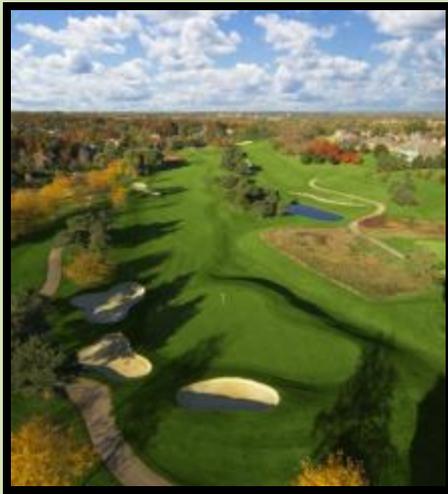


Bull Valley Golf Club is located in Woodstock, Illinois. Regarded as one of the top private clubs in Northern Illinois, Bull Valley features an 18 hole, 7,325 yard Championship golf course and has a slope of 147. The 37,000 square foot clubhouse is fully equipped with men's and women's locker rooms, dining rooms, pro shop, men's lounge, and a banquet room that can host up to 250 guests. A new owner with fresh marketing ideas and a renewed commitment to serving the membership can make an immediate impact on the profitability of Bull Valley .



History

Since it opened in 1990, Bull Valley has been regarded as one of the top private golf courses in all of Chicago. Built on former rolling pasture land, Bull Valley fits perfectly into its landscape. In 2007 Golf Digest rated Bull Valley as one of the 50 toughest courses to play in the United States. The course challenges golfers of all abilities. Bull Valley is a golfer's club for serious golfers. At its height Bull Valley had over 250 members, but like many other clubs Bull Valley experienced a drop in membership after 2008. The membership drop in combination with an increased debt load caused Bull Valley to be given back to the lender in late 2010. Despite the troubles facing the club, Bull Valley still hosted the 2010 CDGA Amateur Championship and the 2010 US Open Qualifier.



Bull Valley Facts:

Location: 1311 Club Road, Woodstock, Illinois

Acreage: 179

Holes: 18

Yardage: 7,325

Slope: 147

Opened: 1990

Architect: Nugent Design Group

Clubhouse Square Footage: 37,000

Amenities: Men's and Women's Locker Rooms, Pro Shop, Men's Lounge, Dining Room, Banquet Room for 250.

Maintenance Equipment: A full list of equipment is available upon request.

Irrigation source: Wells

Drainage: Excellent

Topography: Rolling

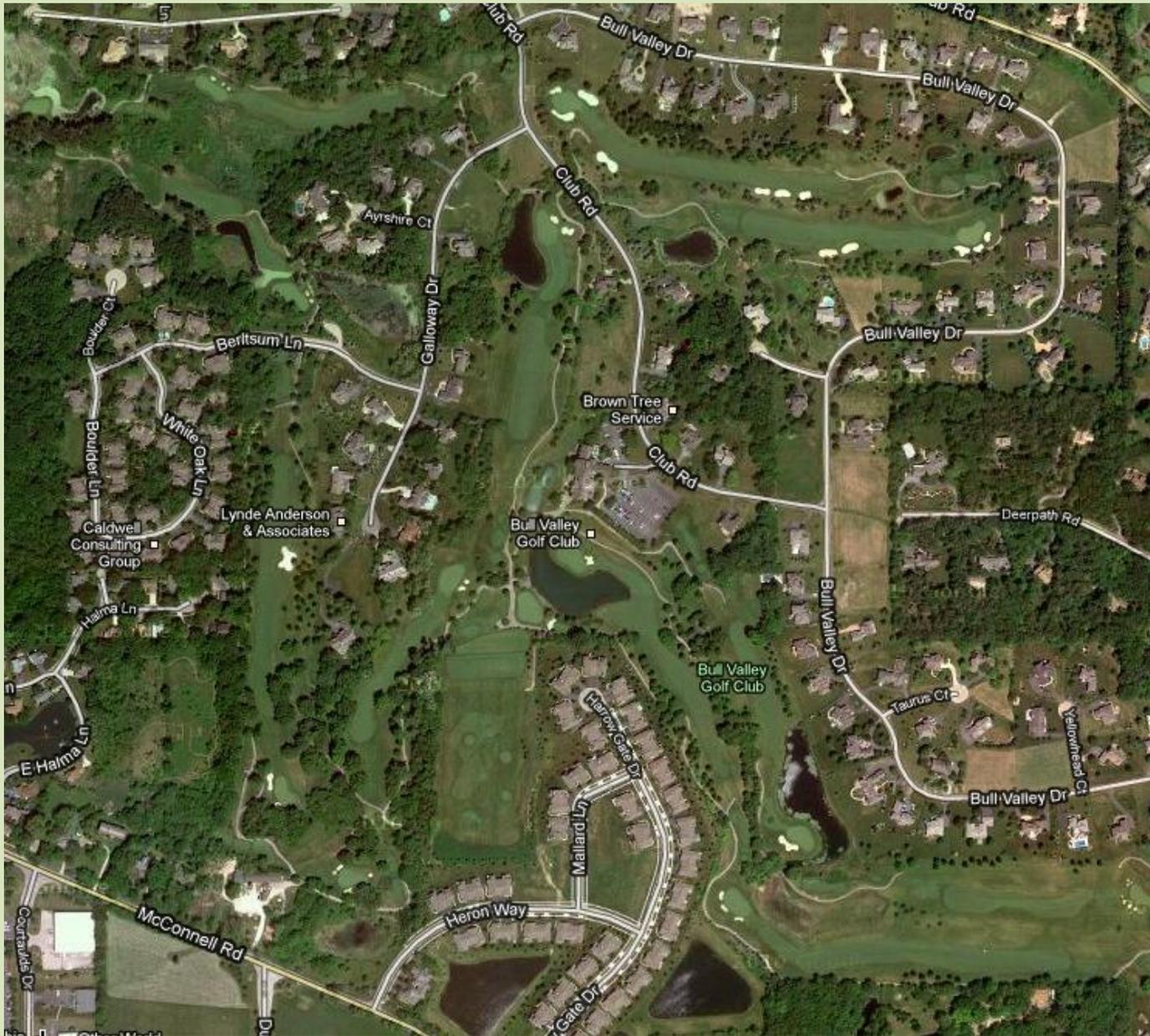
Website: www.bullvalleygolfclub.com

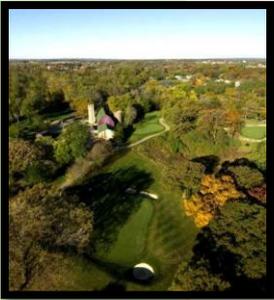
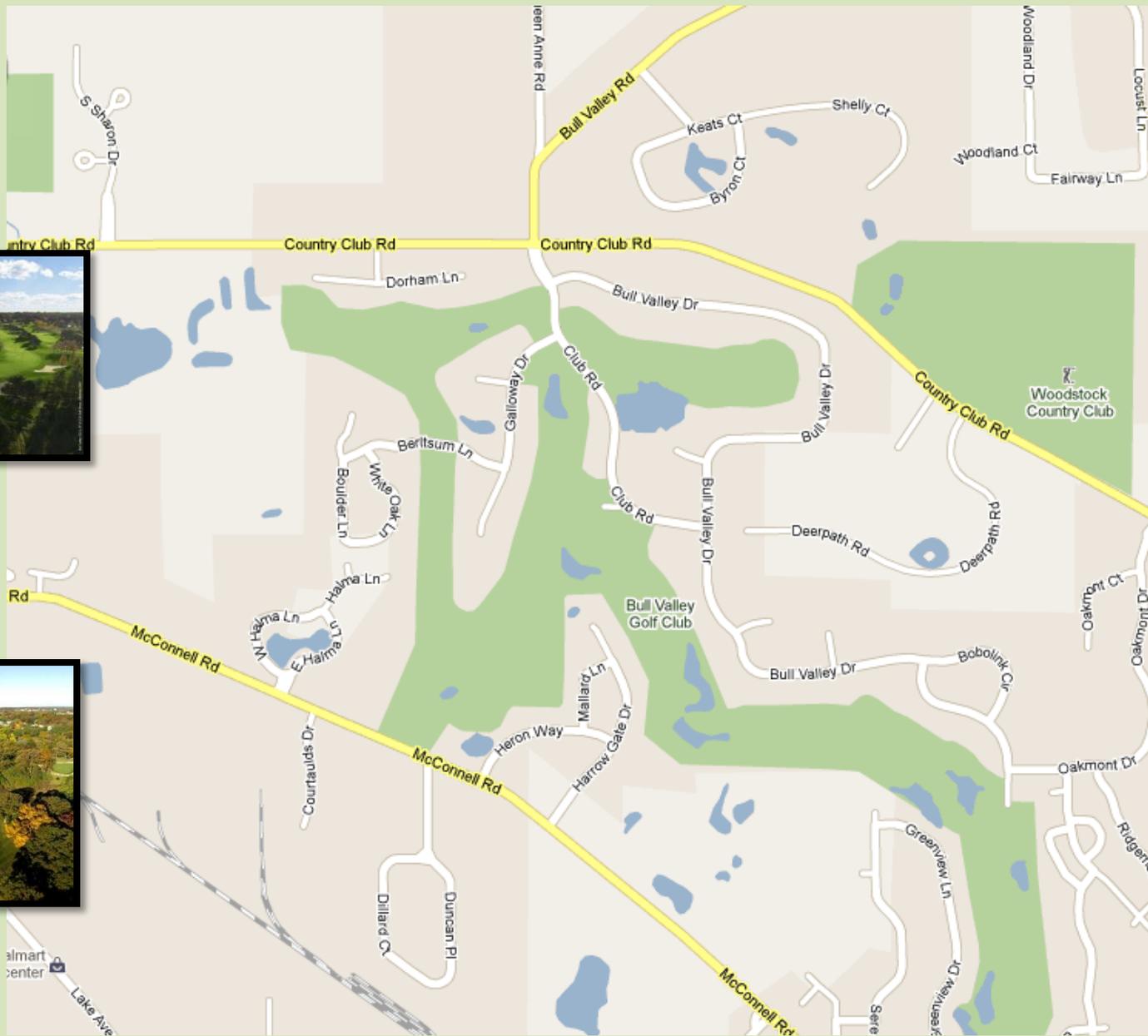


Acquisition Opportunity

- Bull Valley has had 4 management companies in the last 5 years. A new owner with a consistent plan and membership program in place will be able to turn Bull Valley into a profitable business venture.
- Bull Valley's golf course is regarded as one of the top facilities in the Chicago area and is ranked as one of the 50 toughest golf courses in the US.
- The 37,000 square foot clubhouse was the 2010 Bride's Choice Award Winner and is ideal for banquets, weddings and outings.
- Bull Valley is ideally set up to become a high end private club with high end amenities. A new owner with a commitment to excellence can make Bull Valley one of the top golf only clubs in the Chicago area.
- A commitment to improving the quality of the overall experience will allow the new owner to increase membership.







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