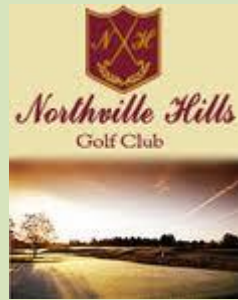


For Sale  
Bank Owned Property



Northville, Michigan  
\$5.3 Million



## Northville Hills Golf Club

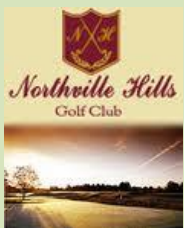


Northville Hills Golf Club is located in Northville, Michigan. Designed by Arnold Palmer, Northville is regarded as one of the top daily fee golf clubs in the Detroit metropolitan area. Northville Hills features an 18 hole, 7,003 yard Championship golf course and has a slope of 132. The 10,000 square foot clubhouse is fully equipped with pro shop, full service kitchen, dining room and a 200 person banquet room. There is a separate cart barn and maintenance facility. Northville has had positive cash flow even during the recent economic downturn.



## History

Since it opened in 2000, Northville has been regarded as one of the top daily fee courses in the Detroit metropolitan area. Designed by the legendary Arnold Palmer and built by Toll Brothers as part of an upscale residential community, Northville Hills is ideally located to maximize rounds. The clubhouse at Northville is small and efficient allowing for ease of operation with minimal expense. The club has operated under 5 different managers in the last 6 years and will benefit from a consistent approach by a new owner with a renewed commitment to marketing the facility. The course challenges golfers of all abilities. Its unique layout brings to play all that Michigan golf has to offer: native woodlands, natural wetland areas, ponds, and rolling slopes of Michigan Heather.





## **Northville Hills Facts:**

Location: 15565 Bay Hill Drive, Northville Michigan

Acreage: 218

Holes: 18

Yardage: 7,003

Slope: 132

Opened: 2000

Architect: Arnold Palmer

Clubhouse Square Footage: 10,000

Amenities: Pro Shop, Dining Room, Banquet Room for 200.

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

Irrigation source: On course lakes

Drainage: Excellent

Topography: Rolling

Website: [www.northvillehillsgolfclub.com](http://www.northvillehillsgolfclub.com)

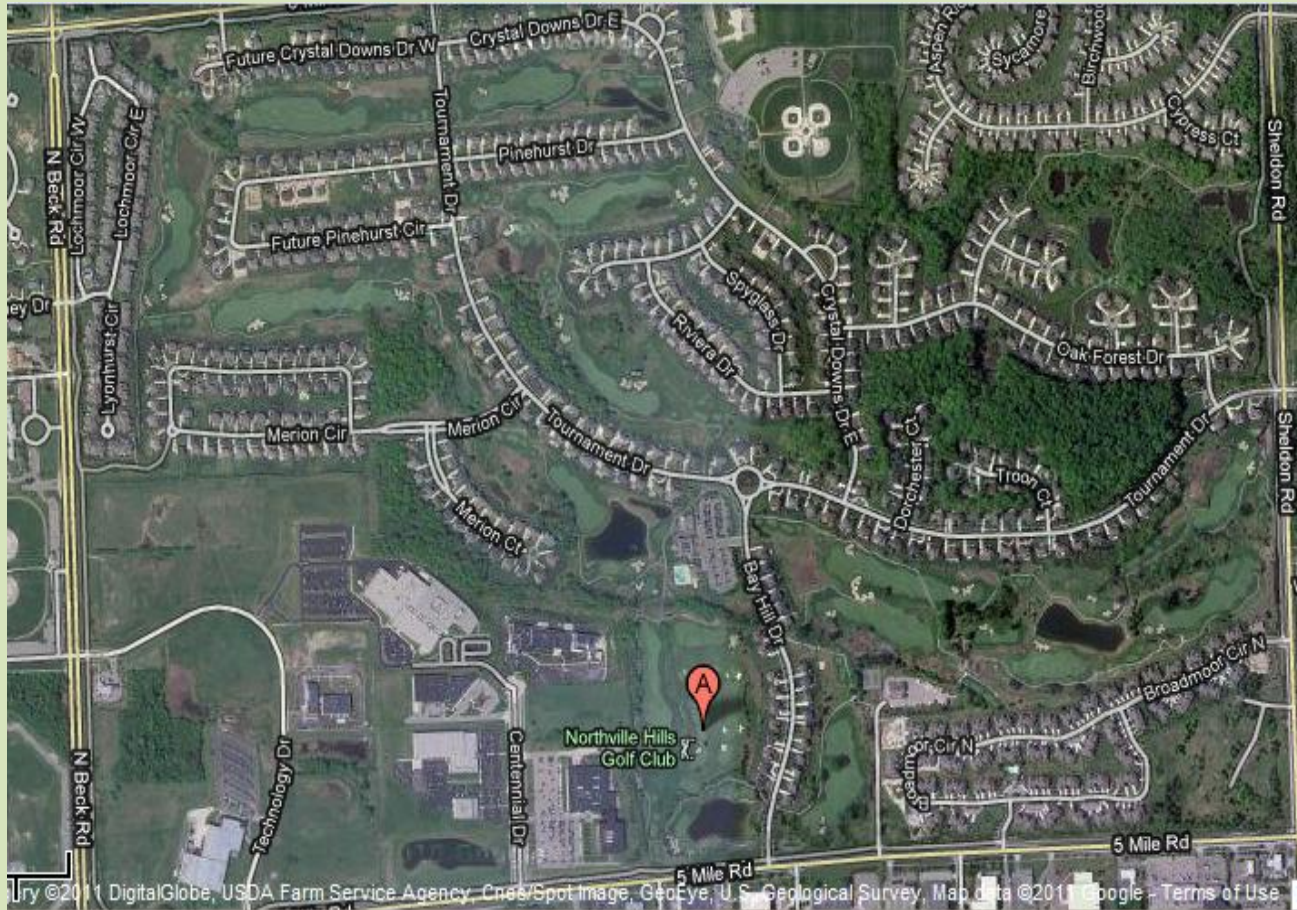




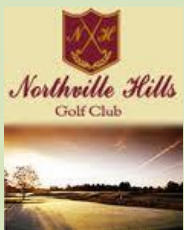
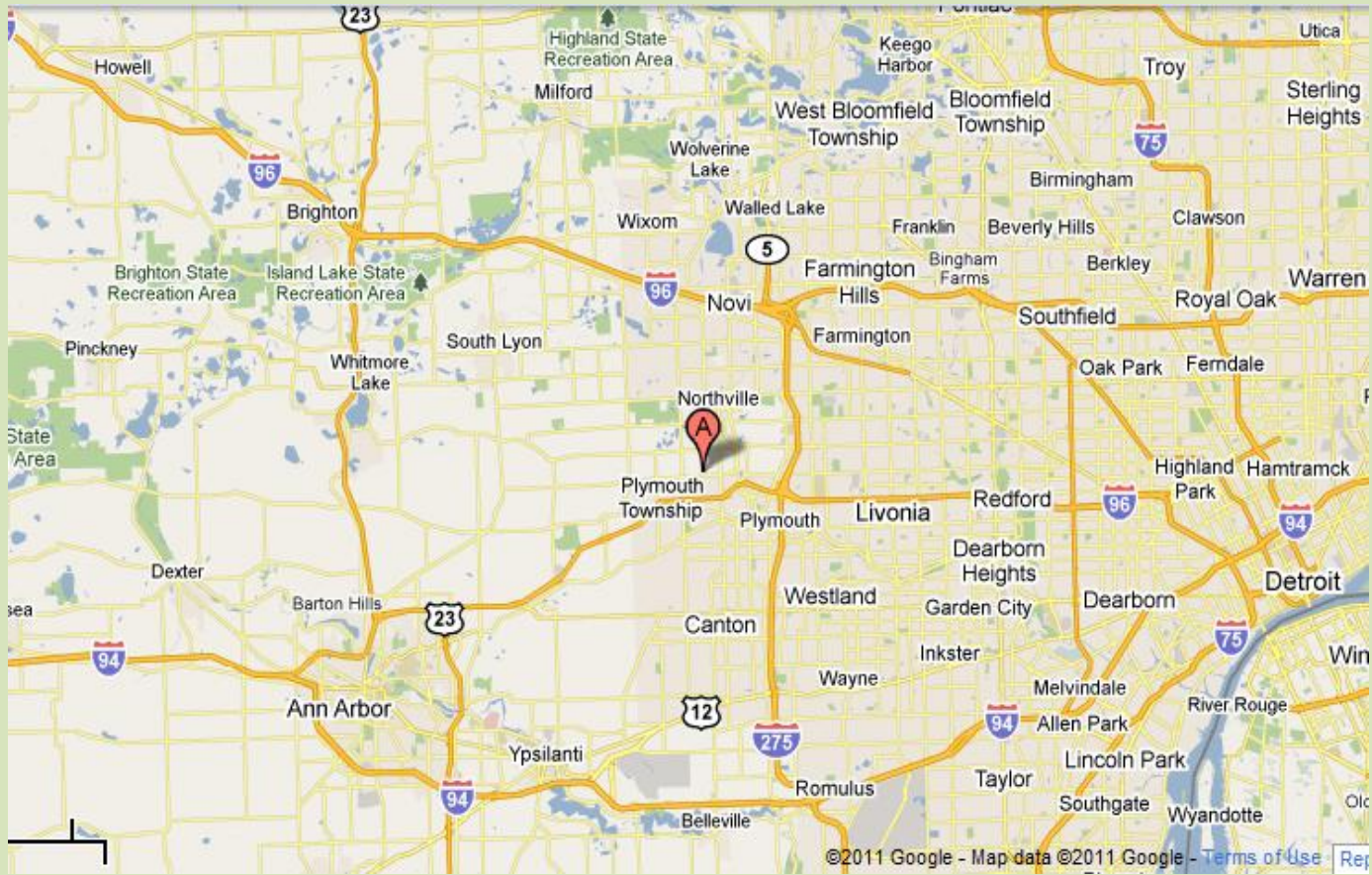
## **Acquisition Opportunity**

- Northville Hills has had 5 management companies in the last 7 years. A new owner with a consistent plan and marketing program will be able to increase rounds and revenues
- Designed by the legendary Arnold Palmer, Northville is regarded as one of the finest daily fee facilities in the Detroit metropolitan area
- The 10,000 square foot clubhouse is perfectly efficient and ideal for banquets, weddings and outings.
- A commitment to improving the quality of the overall experience will allow the new owner to increase rounds, rates and revenue.











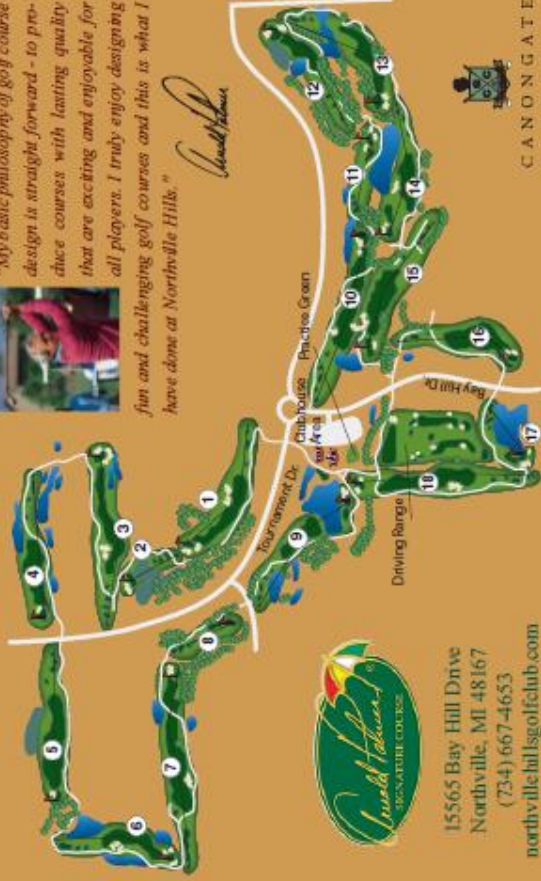
# Northville Hills Golf Club



*"My basic philosophy of golf course design is straight forward - to produce courses with lasting quality that are exciting and enjoyable for all players. I truly enjoy designing fun and challenging golf courses and this is what I have done at Northville Hills."*



*Donald Thomas*



15565 Bay Hill Drive  
Northville, MI 48167  
(734) 667-4653  
northvillehillsgolfclub.com



CANON GATE  
GOLF CLUB

HOLE	1	2	3	4	5	6	7	8	9	OUT	I N I T I A L	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET	
Gold 72.2/152	456	163	493	407	433	371	566	192	425	3486		506	231	369	452	405	440	404	186	524	3517	7005			
Blue 69.7/124	389	129	445	363	401	329	523	160	386	3125		463	184	318	392	346	395	350	142	478	3068	6193			
White 67.5/122	354	104	422	325	379	296	473	156	330	2819		402	167	280	363	327	365	323	130	451	2808	5627			
Men's Hdep	2	16	18	6	8	14	10	12	4			17	3	13	1	11	5	15	9	7					
Par	4	3	5	4	4	4	5	3	4	36		5	3	4	4	4	4	4	3	5	36	72			
Women's Hdep	6	8	18	12	10	14	4	16	2			17	5	13	1	11	7	15	3	9					
Red 69.5/122	301	88	367	277	360	269	401	119	304	2486		355	152	254	341	278	281	280	114	415	2470	4956			
Scorer:											© Golf ScoreCards, Inc. 01/2011 1-800-238-7267										Attest:				
																						Date:			

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