

FOR SALE
Glen Oaks Country Club - Louisville, Kentucky



\$2.90 Million Asking Price - Lender Owned



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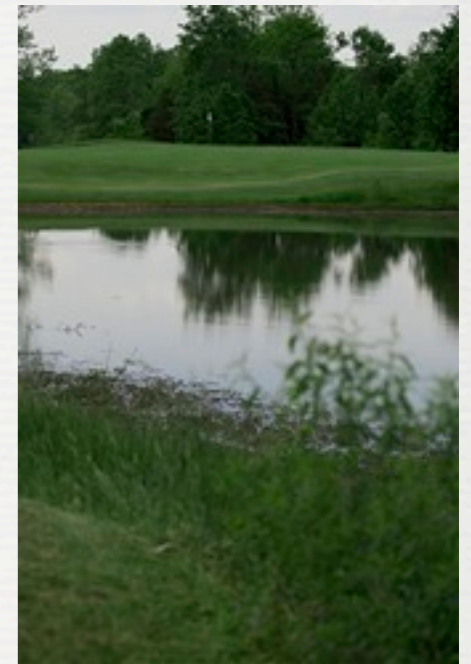


GLEN OAKS COUNTRY CLUB

Glen Oaks Country Club is located just outside of Louisville, Kentucky. The club features a 13,000 square foot clubhouse, a swimming pool and tennis courts. It is the focal point of a 750 home development and is regarded as one of the premier private clubs in the Louisville area. There is also a new development going up close to Glenoaks that does not have a golf course as part of the amenity package. The golf course at Glen Oaks is among the elite locations to play in Louisville.

Glen Oaks is a part of a two course package (Polo Fields being the other half) that was taken over by a national golf course lender. The property has positive cash flow and is positioned to rebound economically. A new owner with capital to spend on marketing and membership will be able to substantially increase membership, outings and revenue.

Glen Oaks is a great opportunity for a current golf course owner or a first time golf investor.



GLEN OAKS COUNTRY CLUB

- Glen Oaks Country Club
- 10601 Worthington Lane Prospect, KY
- www.2clubsfor1.com
- Architect - Tim Leitty
- 6,900 yards
- Slope of 130
- Opened 1993
- Clubhouse - 13,000 square feet
- Junior Olympic Size Swimming Pool
- 2 Tennis Courts



GLEN OAKS COUNTRY CLUB

- 209 acres
- Irrigation water from GO pumps effluent water from Hite Creek to holding lake
- Continuous 6 foot asphalt cart paths
- Bent Grass Greens
- 225 person banquet capacity
- Toro irrigation system
- Practice facility with 300 yard range, putting green and chipping area



GLEN OAKS COUNTRY CLUB

- Full Service Clubhouse including; locker rooms, bar, restaurant and pro shop.
- Full Maintenance Equipment list upon request 242 active golf members
- 730 homes in the community
- 145 members live in the community
- 13,000 rounds in 2011 leaves plenty of room for outings

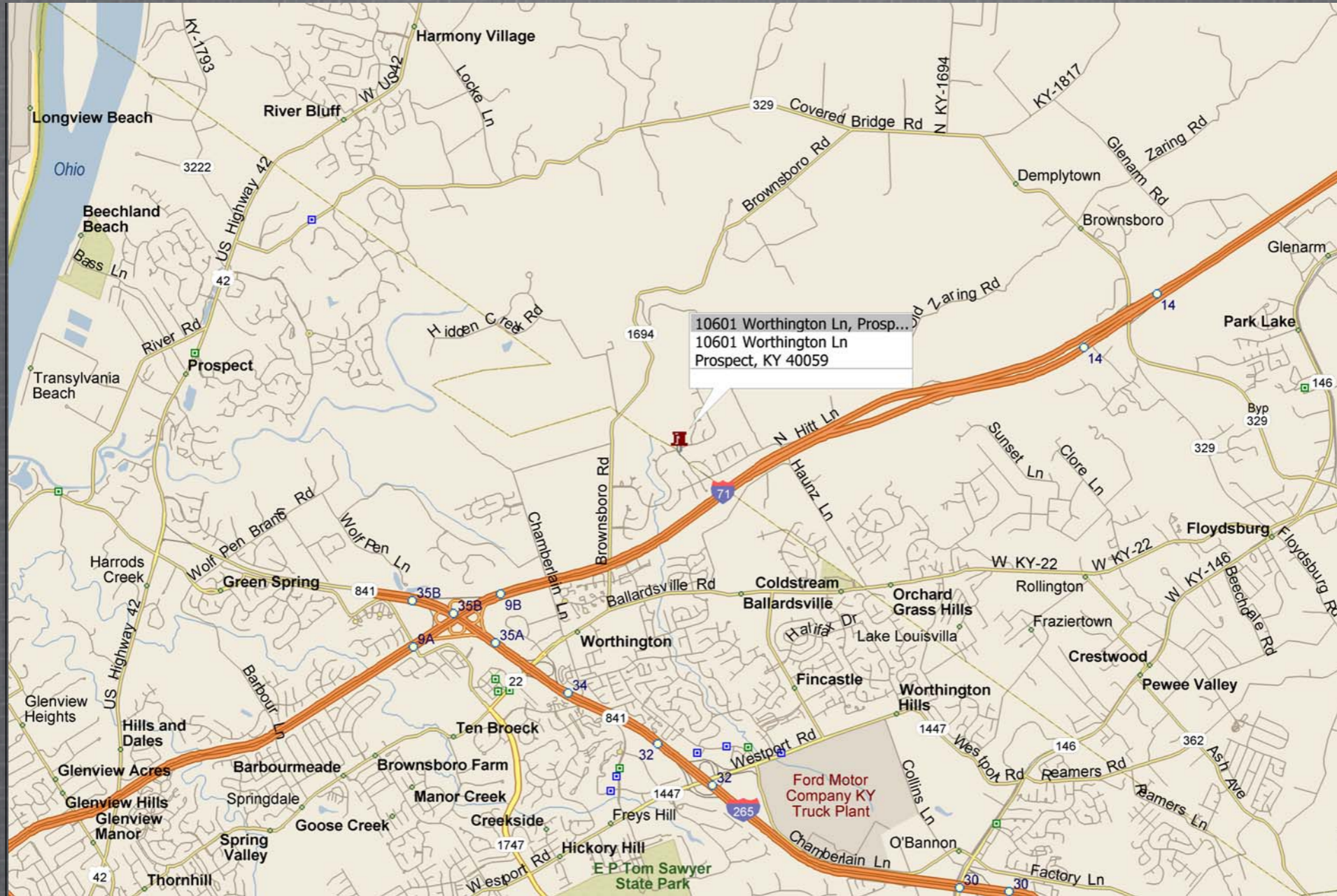


GLEN OAKS COUNTRY CLUB

Acquisition Opportunity

- Highly regarded country club
- Excellent demographics in local area
- Functional full service clubhouse
- Underperforming club needs new owner with aggressive marketing campaign to attract new members
- Substantial upside potential with increased membership
- Club has positive cash flow
- Net Income had been above \$750,000 historically
- Ability to combine with Polo Fields Country Club
- 15 minutes to downtown Louisville





10601 Worthington Ln, Prosp...
10601 Worthington Ln
Prospect, KY 40059





Glen Oaks Country Club

Brownsboro Road



NORTH



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