

Sunset Hills Golf Club Mashies Pub and Eatery Pekin, Illinois



Asking Price - \$1,750,000



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Located in Pekin Illinois, just south of Peoria, Sunset Hills is considered one of the top golf courses in the region. With a nicely appointed clubhouse that is an ideal location for an after round meal or for hosting an outing or event Sunset Hills is the place to golf and relax in the Pekin area.

Sunset Hills is zoned Residential so there is long term development potential with the 130 acre property. Additionally, a new owner should be able to increase revenue and cash flow with some changes to the clubhouse and food and beverage operations. Lots of room for expansion.

Priced substantially below replacement cost at \$1,750,000 Sunset Hills is ideal for a veteran golf course operator or a first time owner.



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ADDRESS - 1620 Summit Dr Pekin, IL
Zoning R-2 Family Residential
Year Opened - 1970
Architect - Robert Monge
of Holes - 18
Total Acres - 130.83
Yardage - 6722
Slope/Rating - 72.5/133
Greens Fees - \$35.00 Weekend and Weekday including cart

Golf Carts
Type - Yamaha
Number- 40 2016 & 5 2010
All Gas

Clubhouse
Built 1964
Clubhouse Sq Ft - 7,411 (4,941 upstairs - 2,470 downstairs)
Clubhouse Capacity - 2540
of Parking Spots -100
Full Liquor License - yes
Locker Rooms - yes (no showers)
POS System - Club Prophet



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Turf Grass
Greens - Bent
Tees - Blue Rye
Fairways - 1/2 Blue Rye & 1/2 Bent
Rough - Blue Rye

Irrigation
Make - Rainbird Stratus LT
of Pumps - 1
Year Installed - 2003
Total Gallons per Minute - 400
Water Source - Lake (no water cost)
Gasoline Storage Above Ground - Yes
Separate Chemical Storage - Yes
Washdown Separator - yes
Cart Path Composition - concrete/asphalt/gravel
Indoor Equipment Storage - Yes



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Acquisition Opportunity

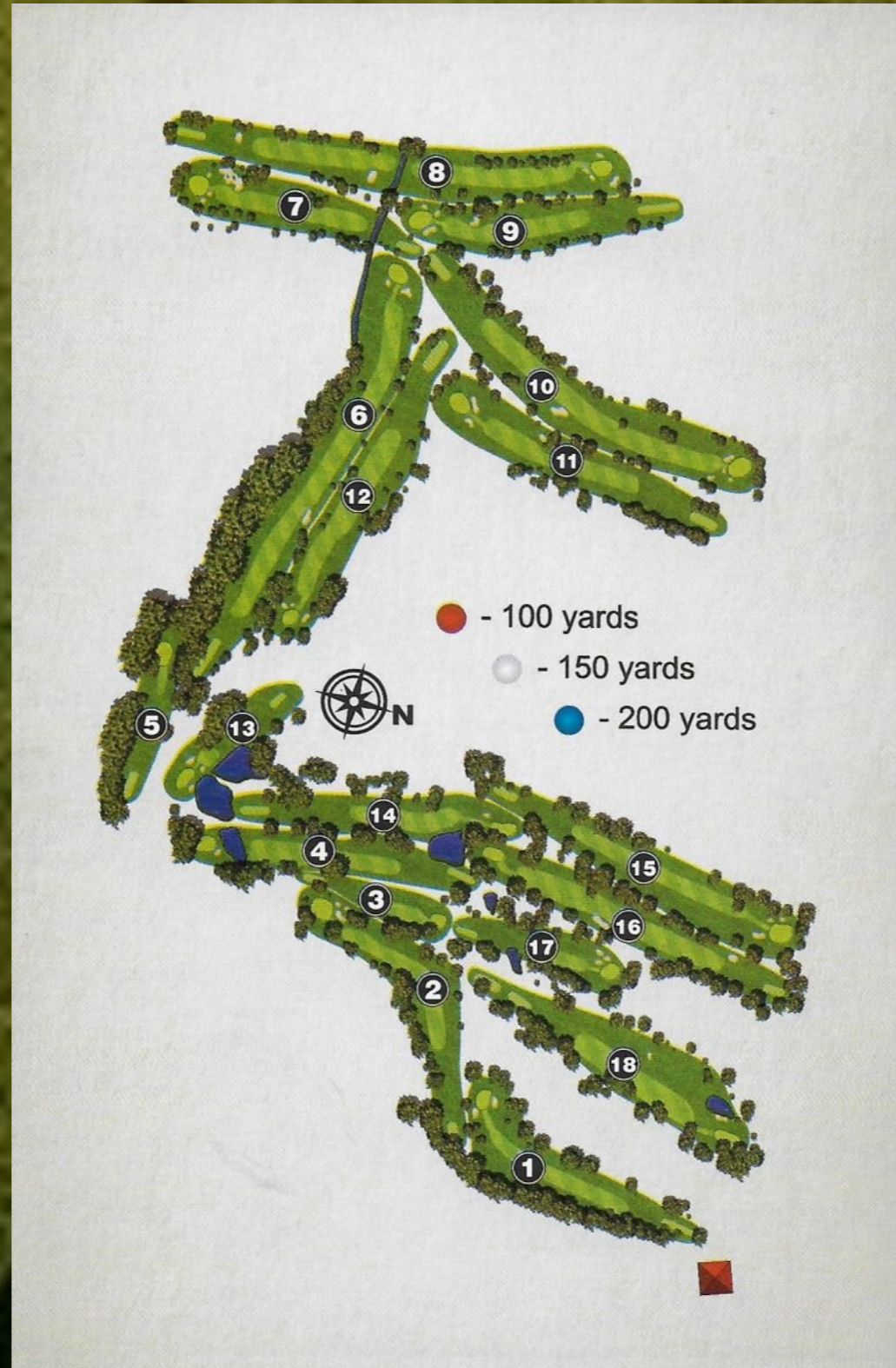
- Priced substantially below replacement cost
- Zoned Residential (130 acres) - long term development potential . More land available.
- Turn Key operation with minimal deferred cap ex
- Great clubhouse ideally set up for F&B operations
- Fun, playable and still challenging golf course
- A must play in the Pekin/Peoria region
- A new hands on owner with an aggressive marketing program will be able to increase revenue through increased rounds, outings and weddings.
- Room for golf simulators, banquet and event expansion, etc. (Needed in Pekin)



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Sunset Hills Golf Club

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HOLE #	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOT	RATING	SLOPE	
Blue Tees	333	381	184	412	191	673	303	567	339	3383	528	377	411	185	429	411	411	206	381	333	967	22	72.5/133	
White Tees	319	363	179	335	171	585	294	543	316	3105	492	362	400	150	329	405	403	193	371	3105	62	10	70.5/128	
Handicap	13	7	9	3	11	1	15	5	17		18	16	6	14	12	2	4	8	10					
Par	4	4	3	4	3	5	4	5	4	36	5	4	4	3	4	4	4	3	4	35	71	HCP	ADJ	
Handicap	9	11	15	5	17	1	13	3	7		2	14	12	16	4	8	10	18	6					
Black Tees	294	315	143	330	160	503	290	490	295	2820	450	295	325	125	315	305	330	187	325	265	754	77	67.2/120	
Red Tees	290	310	142	277	113	499	290	487	294	2702	447	290	320	121	280	298	327	121	317	352	152	23	70.4/122	
Scorer: _____	Attest: _____										Date: ____/____/____		Tee Time: _____											




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2021 Annual Pass Rates

Good for the remaining 2020 Season till End of Year 2021

2020 Pass Type Per Person Unless Specified	Renewal Rate If Purchased after December 15 th , 2020	Pre-Purchase Rate If Purchased by December 15 th , 2020 or New Members	Added Benefits for Pass Holders
Junior Pass 22 years of age or below	\$210	\$190	Merchandise - 10% Discount
Junior Adult Pass 23 – 28 years of age	\$325	\$300	
Adult Full Pass	\$575	\$525	Driving Range – Reduced Rate or Range Pass
Senior Full Pass Turns 65 by June 1 st 2021	\$525	\$470	Reciprocals with Pine Lakes & Coyote Creek
Family Pass *See Golf Pro for info about Children	\$1,100	\$1,025	
Non-Resident Outside 10 Mile Radius Includes Green Fee & Cart Fee	\$1,000		Free Disc Golf Greens Fees
Veterans, Police, Fireman, & 1st Responders Includes Green Fee & Cart Fee	\$850		 Access to Green Golf Partner Courses w/ Reduced Rates *See Golf Pro for Details
Cart Owner Trail Fee w/ Purchase of Pass	\$650	\$625	
Cart Owner Trail Fee & Storage w/ Purchase of Pass	\$775	\$750	
Unlimited Cart Rental w/ Purchase of Pass	\$700	\$625	
Single Driving Range Pass	\$225		\$150
Family Driving Range Pass	\$425		\$300



**We're now offering Regional Troon Cards, Perfect for Travelers!!!
Pick Your Region & Gain Extra Benefits**

*Prices vary depending on Region See Golf Pro for Details

	18 Hole Green Fees Weekdays	18 Hole Green Fees Weekends	9 Hole Green Fees Weekdays	9 Hole Green Fees Weekends
Adult	\$19	\$22	\$11	\$12
Senior	\$18	\$21	\$10	\$11
Junior	\$14	\$15	\$8	\$9

18 Hole ½ Cart \$16
9 Hole ½ Cart \$9

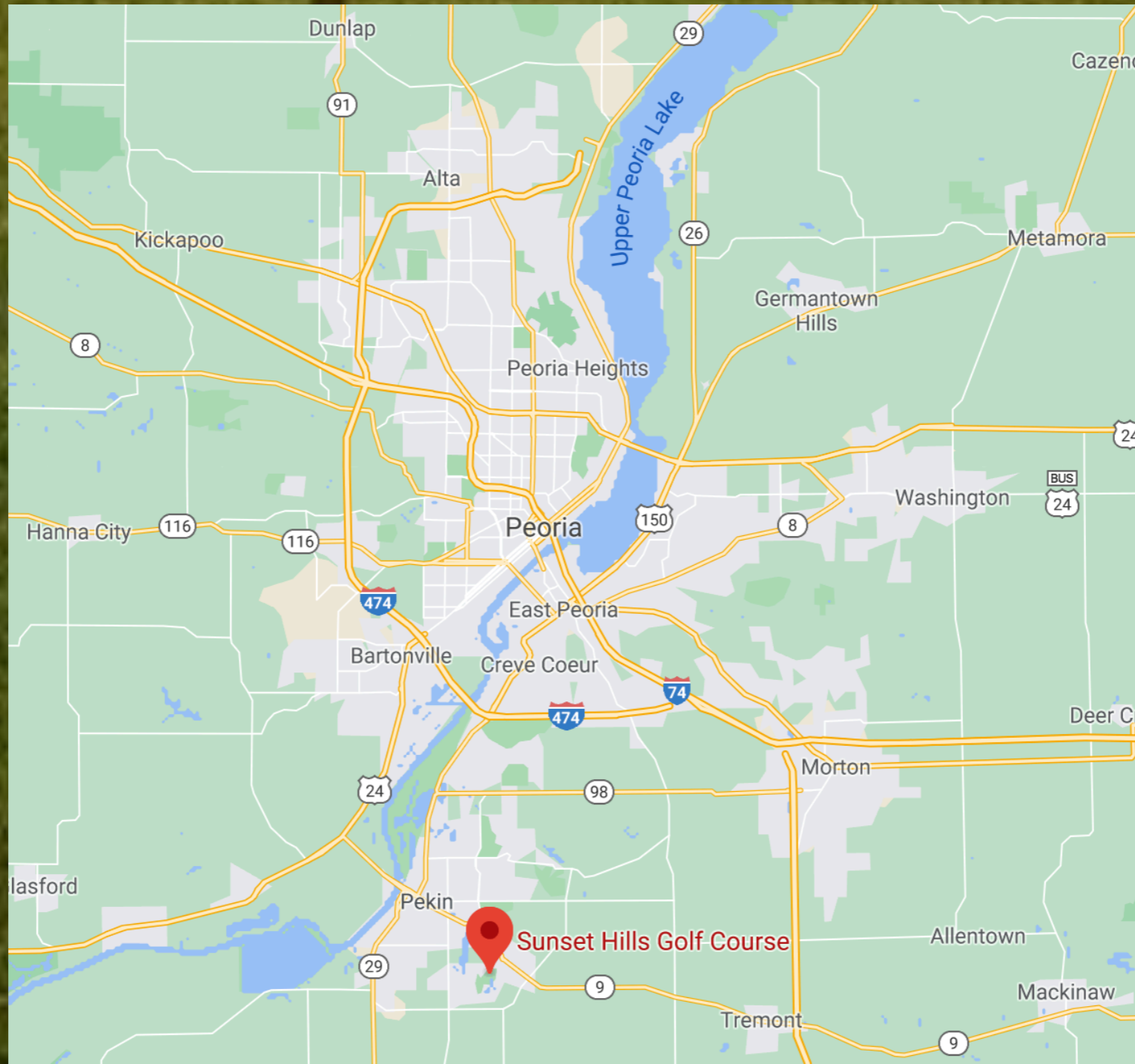
Smart Cards Available for Cart Fees Only



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