

FOR SALE
Glen Oaks Country Club - Louisville, Kentucky

G L E N O A K S



\$1.90 Million Asking Price - Lender Owned



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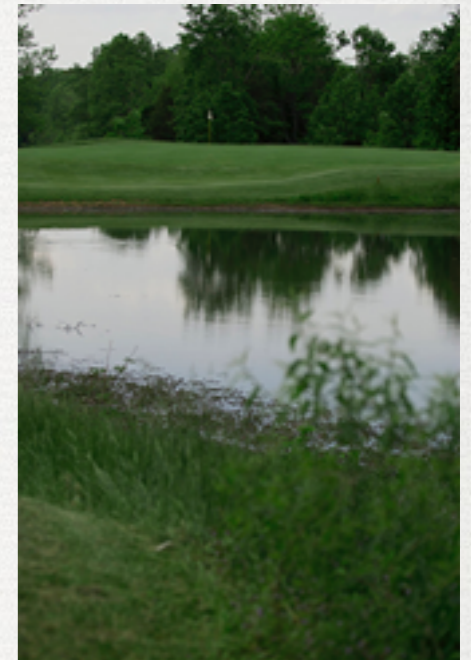


GLEN OAKS COUNTRY CLUB

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 focal point of a 1,000 home development and is regarded as one of the premier private clubs in the Louisville area. With bermuda grass on the greens and fairways 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.glenoakscountryclub.com
- Architect - Tim Leitty
- 6,900 yards
- Slope 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
- Grass - Bermuda
- 225 person banquet capacity
- Toro irrigation system
- Practice facility with 300 yard range, putting green and chipping area
- Full Service Clubhouse including; locker rooms, bar, restaurant and pro shop.



Full Maintenance Equipment list upon request

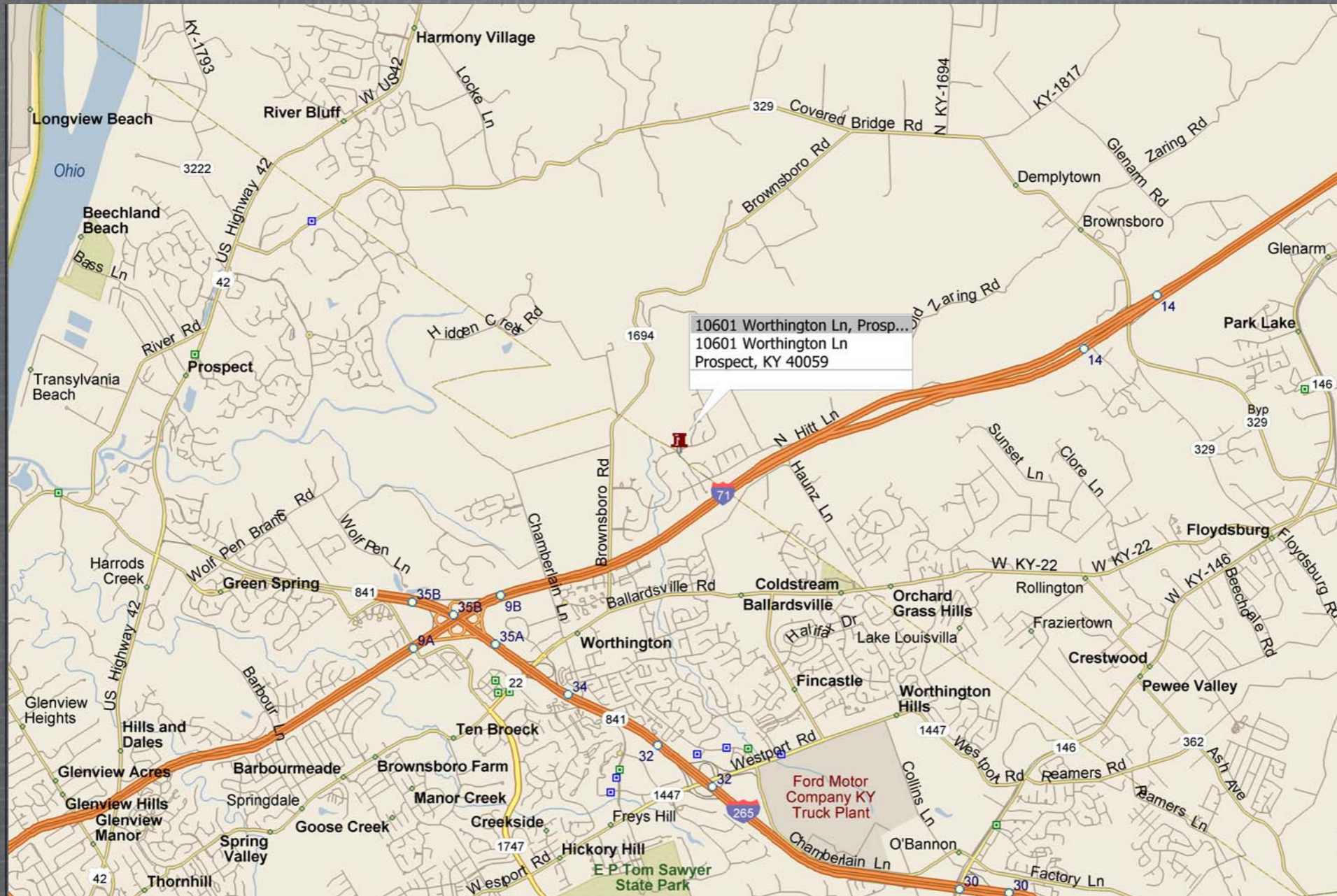


GLEN OAKS COUNTRY CLUB

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





Glen Oaks Country Club

Brownsboro Road



NORTH



For Additional information, please contact

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