

FOR SALE

Polo Fields Country Club - Louisville, Kentucky



\$1.60 Million Asking Price - Lender Owned

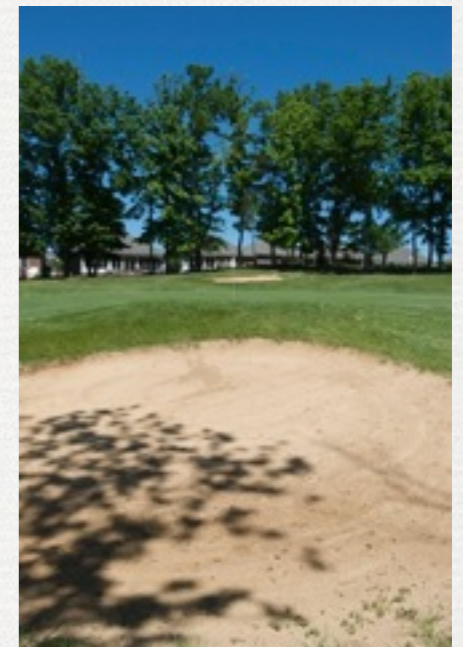


POLO FIELDS COUNTRY CLUB

Polo Fields Country Club is located in Louisville, Kentucky. The club is the centerpiece of a thriving residential community and features a fully equipped 10,033 square foot clubhouse, swimming pool and tennis courts. Built in 1993 Polo Fields is regarded as one of the top private golf clubs in Louisville.

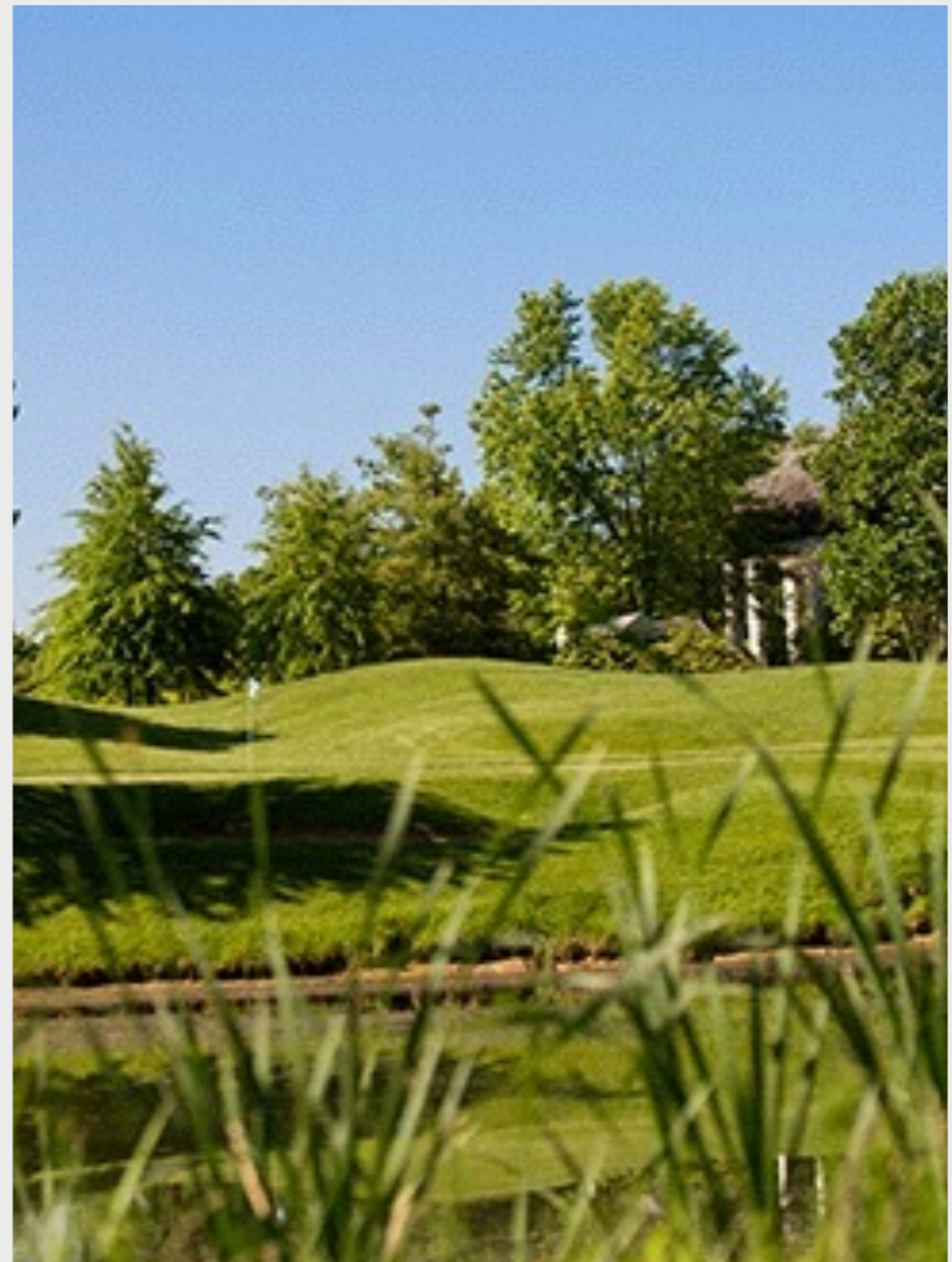
The essence of Polo Fields is the Bill Newcomb-designed championship golf course. With bent grass tees, fairways and greens, the golf course has matured into one of the finest in the area, staying lush and green all year long. Polo Fields' golf course is meticulously groomed and provides outstanding shot making capabilities.

Polo Fields, along with Glen Oaks, was taken back by a National golf course lender. The property is being offered for sale as part of a two course package or as a single property. Polo Fields' economic potential is greatly enhanced by an annual payment from the homeowners as part of a deed restriction placed on houses inside the development. In 2013 this payment was \$350,678 Polo Fields is the perfect course for a golf course owner, golf lover, or speculative investor. Priced at a fraction of replacement cost, Polo Fields is a diamond in the rough waiting for a new owner to pick it up.



POLO FIELDS COUNTRY CLUB

- **Polo Fields Golf & Country Club**
- **17001 Polo Fields Lane, Louisville, KY**
- www.polofieldsgolf.com
- 933 homes in the community
- Architect - Bill Newcomb
- 6,585 yards
- Slope of 133
- Opened 1993
- Clubhouse - 10,033 square feet
- 188 Parking Spaces



POLO FIELDS COUNTRY CLUB

- 166 acres
- Irrigation water from spring fed lake
- Continuous 6 foot asphalt cart paths
- Grasses - Bent
- 120 person banquet capacity
- Raibird irrigation system
- Junior Olympic Size Swimming Pool
- 2 Tennis Courts
- Full Service Clubhouse including; locker rooms, bar, restaurant and pro shop.
- Full Maintenance Equipment list upon request

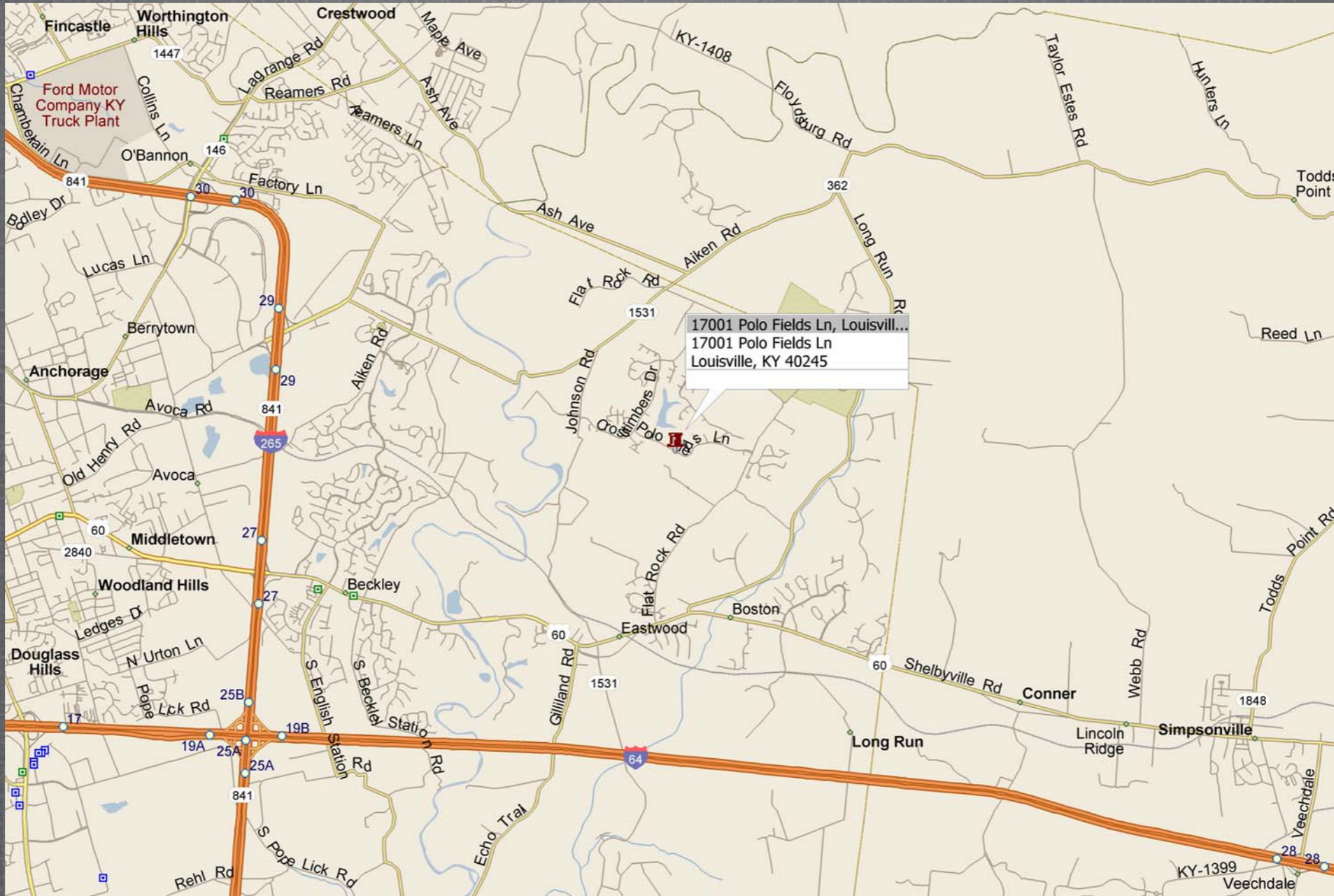


POLO FIELDS COUNTRY CLUB

Acquisition Opportunity

- Highly regarded country club
- Excellent demographics in local area
- Right sized 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
- Previously Net Income was in excess of \$800,000
- Ability to combine with Glen Oaks Country Club
- 30 minutes to downtown Louisville





17001 Polo Fields Ln, Louisvill...
17001 Polo Fields Ln
Louisville, KY 40245



Johnson Rd

Polo Fields Country Club

Polo Fields Lane



NORTH

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