

For Sale
Bank-owned Property

Meadowbrook Country Club

Mount Pleasant, Wisconsin
\$2.8 million



Meadowbrook Country Club is located in Racine Wisconsin, on 151 acres. The property features an 18 hole 6,419 yard Championship golf course. The 19,000 square foot clubhouse is fully equipped with men's and women's locker rooms, dining rooms, pro shop, men's lounge, and a banquet room that can host up to 250 guests. The club also features a swimming pool along with five tennis courts. A new owner with fresh marketing ideas and a renewed commitment to serving the membership will be able to return Meadowbrook to its former glory.



History

Meadowbrook has been a fixture in Racine, Wisconsin, since it opened in 1927. Situated on 151 acres, Meadowbrook has always had a reputation as a great pure golf experience and a fun place for families to belong. At its height Meadowbrook had over 300 members, but like many other clubs Meadowbrook experienced a drop in membership after 2008. The membership drop in combination with an increased debt load caused Meadowbrook to be given back to the lender in late 2010.





Meadowbrook Facts:

Location: 2149 North Green Bay Road Racine, Wisconsin

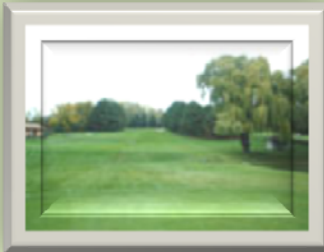
Acreage: 151



Holes: 18

Yardage: 6,419

Slope: 131



Opened: 1927

Clubhouse Square Footage: 19,000

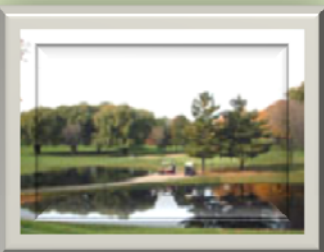
Amenities: Men's and Women's Locker Rooms, Pro Shop, Full Service Kitchen, Men's Lounge, 2 Dining Rooms, Banquet Room for 250, Swimming Pool and 5 Tennis Courts.



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

Irrigation: From lakes on course

Drainage: Excellent

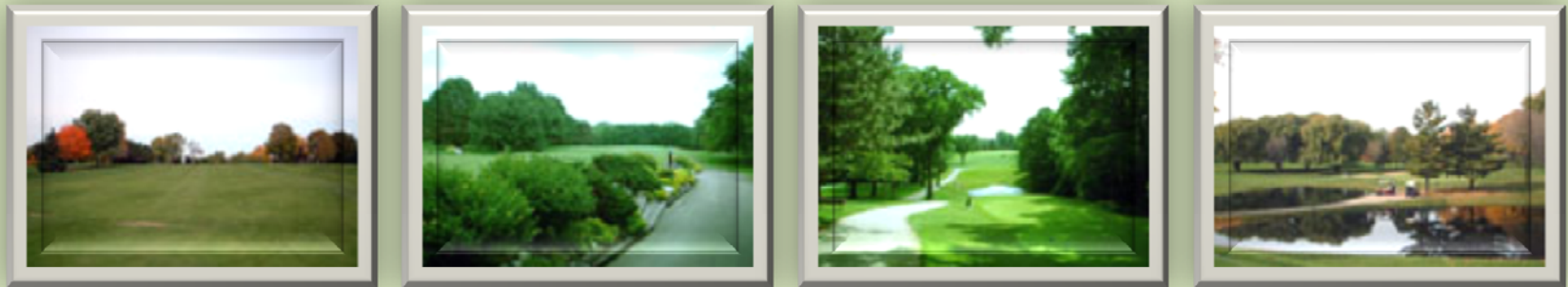


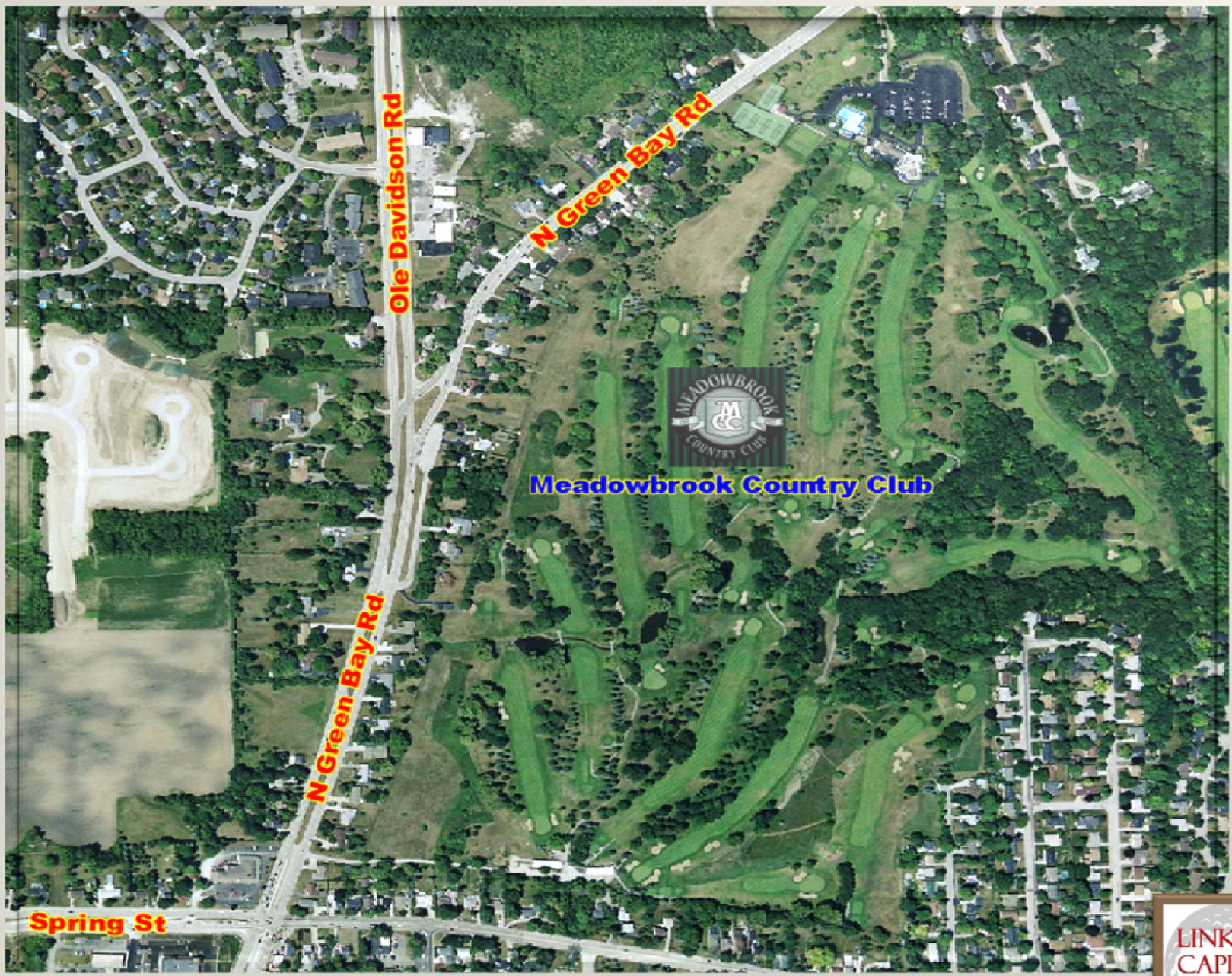
Topography: Flat to slightly rolling

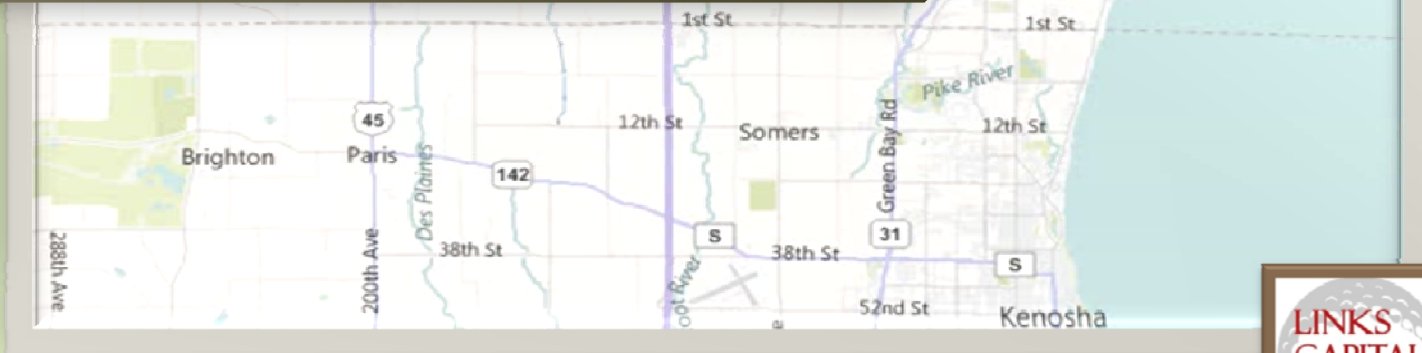
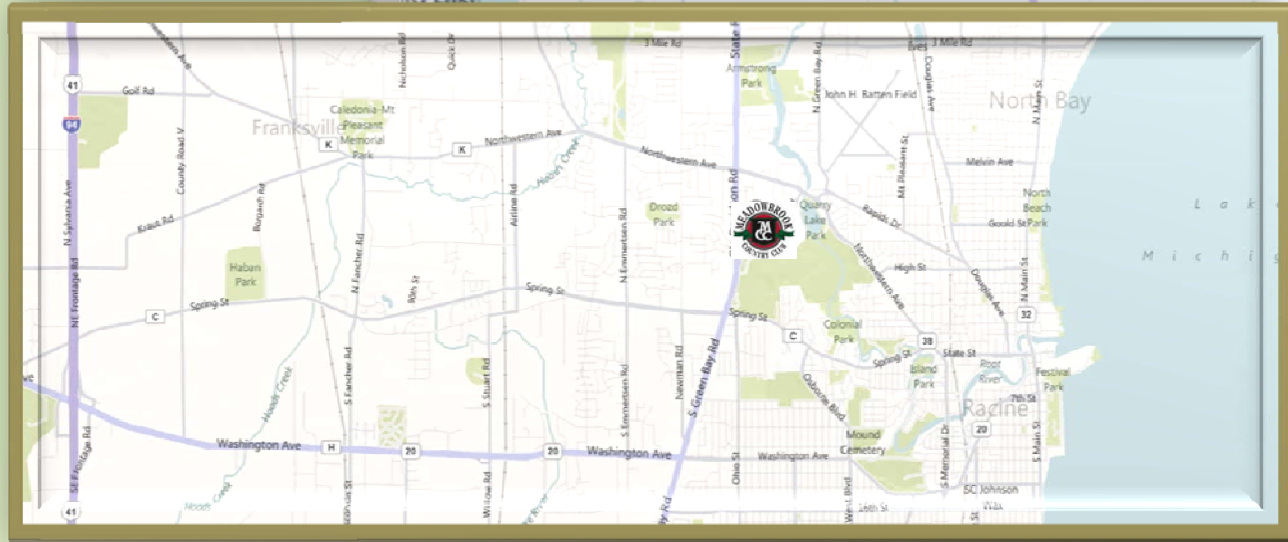
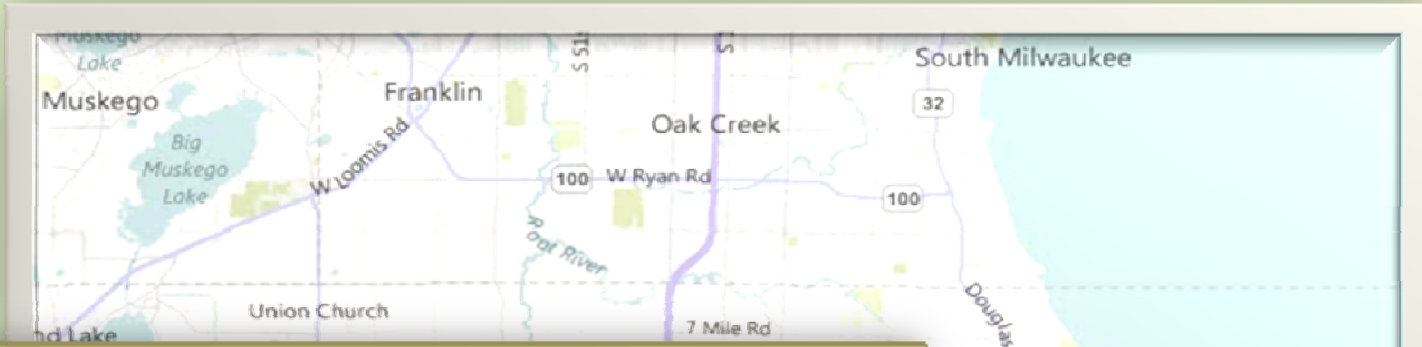
Website: www.meadowbrookcc.com

Acquisition Opportunity

- Meadowbrook was owned and operated by the former Membership; a new owner with a professional manager in place will be able to turn Meadowbrook into a profitable business venture.
- The 19,000-square-foot clubhouse is ideal for banquets, weddings and outings.
- A new, aggressive owner will be able to increase revenue through increased membership, outside play, outings and banquets.
- A new owner should be able to decrease expenses as the previous owners (members) were not serious about decreasing expenses.
- Situated on 151 acres, Meadowbrook is an ideal parcel for long-term development.







For additional information, please contact:

Chris Charnas
Links Capital Advisors, Inc.
Office 847-866-7192
Cell 312-543-7192
chris@linkscapitaladvisors.com
www.linkscapitaladvisors.com

Patrick D. Gallagher, CCIM
Siegel -Gallagher, Inc.
Office 414-270-4108
Cell 414-617-8076
pgallagher@sg-re.com
www.sg-re.com

Matson B. Holbrook, Jr.
Siegel -Gallagher, Inc.
Office 414-225-4407
Cell 917-774-1857
mholbrook@sg-re.com
www.sg-re.com

