

For Sale
Bank-Owned Property



Menomonee Falls, Wisconsin
\$5,350,000 Million

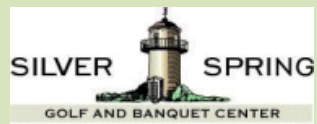




Silver Spring Golf & Banquet Center



Silver Spring is located in Menomonee Falls, Wisconsin. Featuring two 18-hole championship courses, The Island and The Falls, Silver Spring is the preeminent outing and banquet facility in the Milwaukee area. With the ability to host an outing or banquet of up to 1,000 guests, Silver Spring has unlimited revenue potential. By aggressively marketing and improving service and quality, a new owner can make an immediately significant impact to improve this property's profitability.



History

Since it opened in 1985, Silver Spring has been one of Milwaukee's top destinations for banquets and golf outings. Originally developed as an 18-hole golf course (The Island), in 1995 the facility expanded to 36 holes with The Falls. With a main banquet facility that can accommodate up to 1,000 guests, Silver Spring has enough capacity to handle golf outings of any size. The pro shop and small restaurant are ideal to move large numbers of golfers through the two golf courses with maximum efficiency. Silver Spring has always had significant, positive cash flow and a new owner will be able to increase that cash flow as golfers and diners return again and again to enjoy one of Milwaukee's best outing facilities.



Silver Spring Facts:

Location: N56 W21318 Silver Spring Road, Menomonee Falls, Wisconsin

Acreage: 278 acres

Holes: 36 – The Island and The Falls

Yardage: 6,744 (Island) 5,564 (Falls)

Slope: 128 (Island) 118 (Falls)

Opened: 1985 (Island) 1995 (Falls)

Clubhouse Square Footage: Banquet Building – 39,769 square feet,
Pro Shop Building - 4,752 square feet.

Amenities: Pro Shop, Multiple Dining Rooms, Snack Bar, Banquet Rooms for
1,000 guests, Rooftop Patio, and a Two-Level Driving Range

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

Irrigation source: Lakes on course

Drainage: Excellent

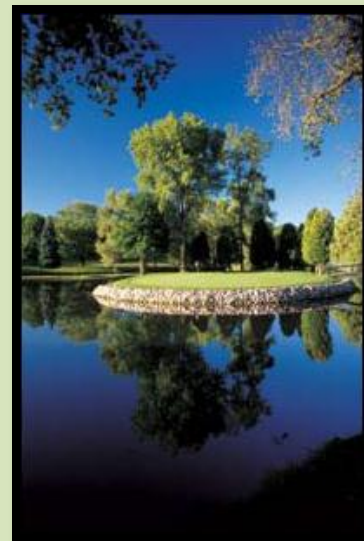
Topography: Rolling

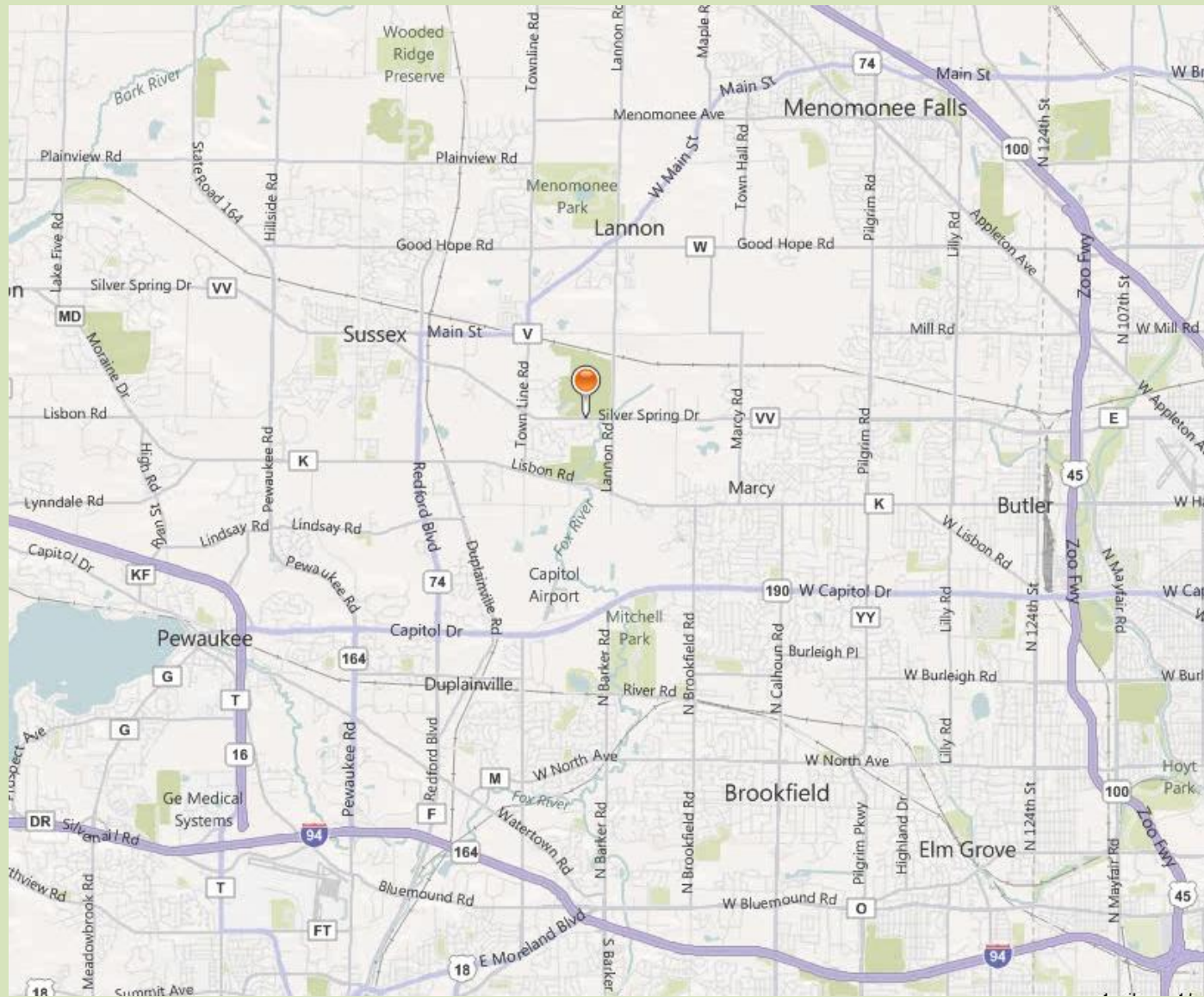
Website: www.silverspringgolf.com

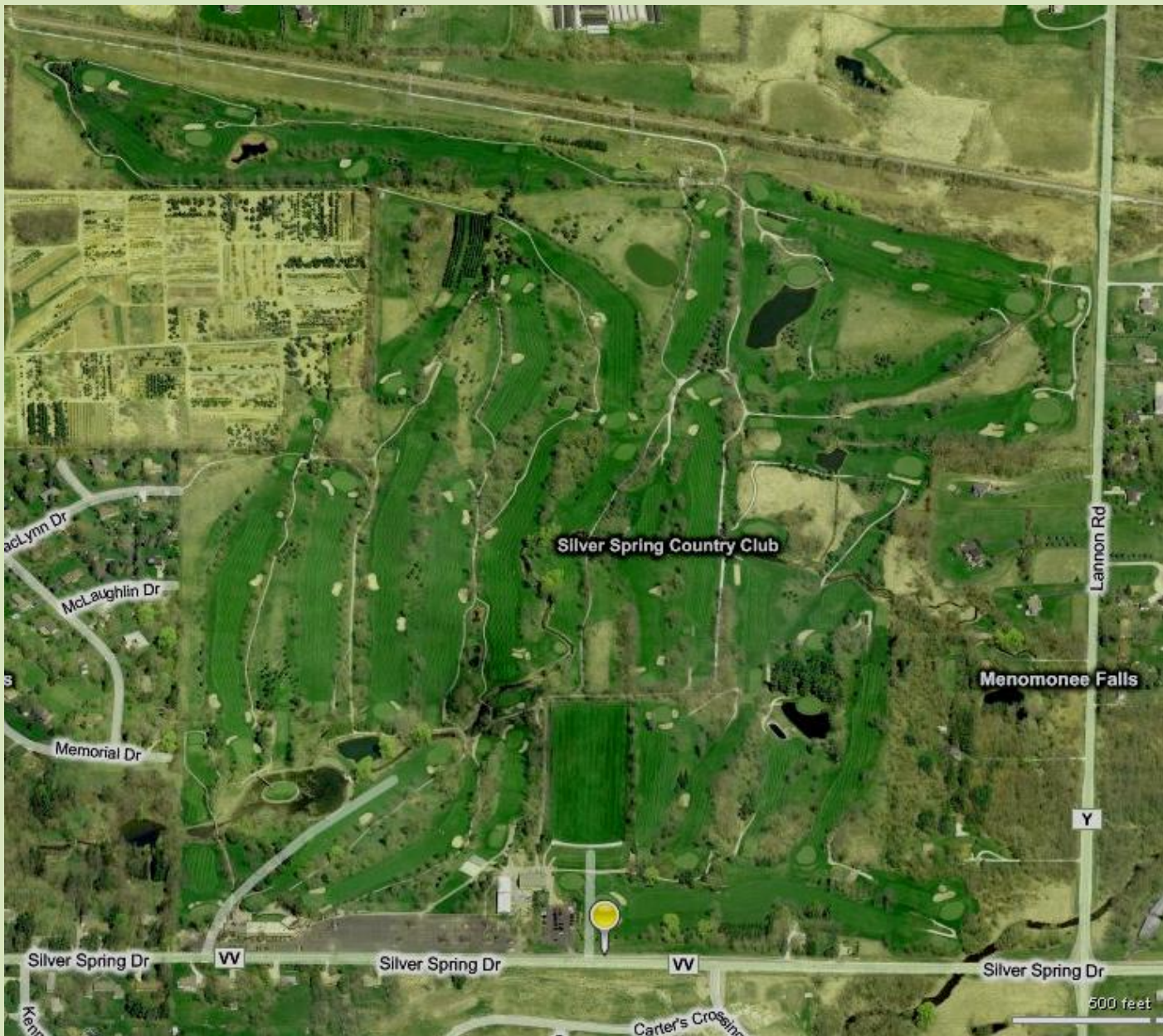


Acquisition Opportunity

- With a reputation as already being the top banquet facility in the Milwaukee area, Silver Spring is poised to increase Food & Beverage Revenue with a new owner.
- With a perfectly efficient golf operation setup, Silver Spring should be able to dramatically increase rounds in the coming years.
- The 39,769-square-foot clubhouse is ideal for banquets, weddings and outings.
- As one of only two 36-hole facilities in the Milwaukee area, Silver Spring should be the area leader in outings.
- A commitment to improving the quality of the overall golf and dining experience will allow the new owner to increase revenues.







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