

Stone Harbor Golf Club

Cape May Courthouse, New Jersey



Stone Harbor Golf Club



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Links Capital Advisors is pleased to confidentially present Stone Harbor Golf Club For Sale.

Stone Harbor sits on over 175 acres in historic Cape May Court House, and minutes from the South Jersey beaches and Atlantic City, the Stone Harbor Golf Club offers an unparalleled private golf club experience. The Desmond Muirhead design has evolved since its inception and has been voted one of the "Top Ten" Private Clubs in the State of New Jersey. The club consistently receives accolades for its outstanding condition and its challenging layout.

Stone Harbor Golf Club is a par 72, 6922 yard course which features five sets of tees, water hazards on eleven of the eighteen holes and 58 bunkers. The facilities at Stone Harbor include championship golf, an award-winning clubhouse, and full practice facilities that offer a driving range and short game area. This world class facility appeals to players of all levels.

Over the last 6 years ownership has spent more than \$5.0 million on capital improvements to vastly improve the golf course and the member experience at Stone Harbor. The capital improvements have led to a major shift in the membership along with increased Gross Revenues and EBITDA over that same time period.

Given its location on the Jersey Shore, strong membership and improved facilities Stone Harbor is poised to become one of the top private clubs on the eastern seaboard.



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Property Facts

Clubhouse

Year Built 1988 (Renovations on going)

Square Footage 16,500

Construction Type Wood Fram - Cape Cod Style

Dining Capacity - 175 indoors 100 outside

Halfway house (2022) 1,500 square feet

Full Liquor License (Yes/No) YES

Locker Rooms (Yes/No) YES (women's remodeled in Winter of 2022/2023) 233 mens lockers

Pro Shop Inventory - Available upon request

Zoning - Suburban Residential District (SR) and Rural Residential District (RR)

Real Estate Taxes \$93,000 (2022)

Parking 116 lined and paved spots

Practice Areas

Driving Range Acres - over 6 acres

Chipping Area Yes/No Yes

Practice Bunker Yes/No Yes

Number of Putting Greens 2



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Property Facts

Golf Course

Year Built 1988

Course Architect Desmond Moorhead (Tyler Rae is working on current renovations)

of Holes 18

Total Acres 177.4

Maintainable Acres

Yardage 6920

Slope 139

Rating 73.6

Average Tee Box Size 6,900 sq ft

Average Green Size 8,700 sq ft

Sand Traps 72

Turf Grass

Fairways 25 acres Bent Grass and Pot

Tees Bent 3 acres Grass and Poa

Roughs Blue Grass Fescue and Rye

Greens - Bentgrass and Poa



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Property Facts

Maintenance/Irrigation

of Pumps 3

Total Gallons per Minute 1.250 GPM

Gallons per Year 18- 20 million

Maintenance Facility Construction Type Metal Butler Style

Maint Facility Sq Ft 9,000 square feet

Maint Equipment List - Available up on request

Above Ground Gasoline Storage Yes/No

Chemical Storage Yes/No

Washdown Area Yes/ No

Indoor Equipment Storage Yes/No



Carts

Cart Paths 8 foot asphalt - 65% have been repaved

Cart Storage Square Footage 5,000 sq ft

Cart Barn Construction metal

Number of Carts 75 carts

Owned/Leased (expiration) Leased



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Past Capital Improvements Include:

- Ongoing Golf Course improvements to irrigation, bunkers and drainage and playability.
- New Halfway House with full kitchen and Patio - Expansion to be completed in Winter 2022
- Clubhouse renovation with new Outdoor areas
- Parking lot improvements
- Upgraded Maintenance Equipment

Future Capital Plans Include:

- New Women's Locker Room (for weddings) - Winter 2022 - underway
- New Pump House - Winter 2022 - underway
- Two Story Cart Barn Expansion with new kitchen and enhanced banquet space, golf simulators on the 2nd floor
- Irrigation Repair and Replacement
- Cart Path Repair and Replacement - 65% completed
- Maintenance building expansion for newly purchased equipment
- Purchase 3 homes from new residential development for guest and employee lodging



Potential to buy additional 30 acres for new and improved short game area, Himilaya Putting Green, increased parking and a short course for juniors.



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Acquisition Opportunity

- Over \$5.0 million in Capital Improvements since 2016
- Gross Revenues Projected to be above \$9.0 million in 2023
- Waiting list for Regular and Social members
- 202 new homes being built adjacent to the golf course
- Considered one of the top private clubs on the Jersey Shore
- Banquet Expansion is planned for Winter 2023/24
- Great opportunity for investor looking for stable cash flow property with substantial upside potential



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Clubhouse/Halfway House Expansion

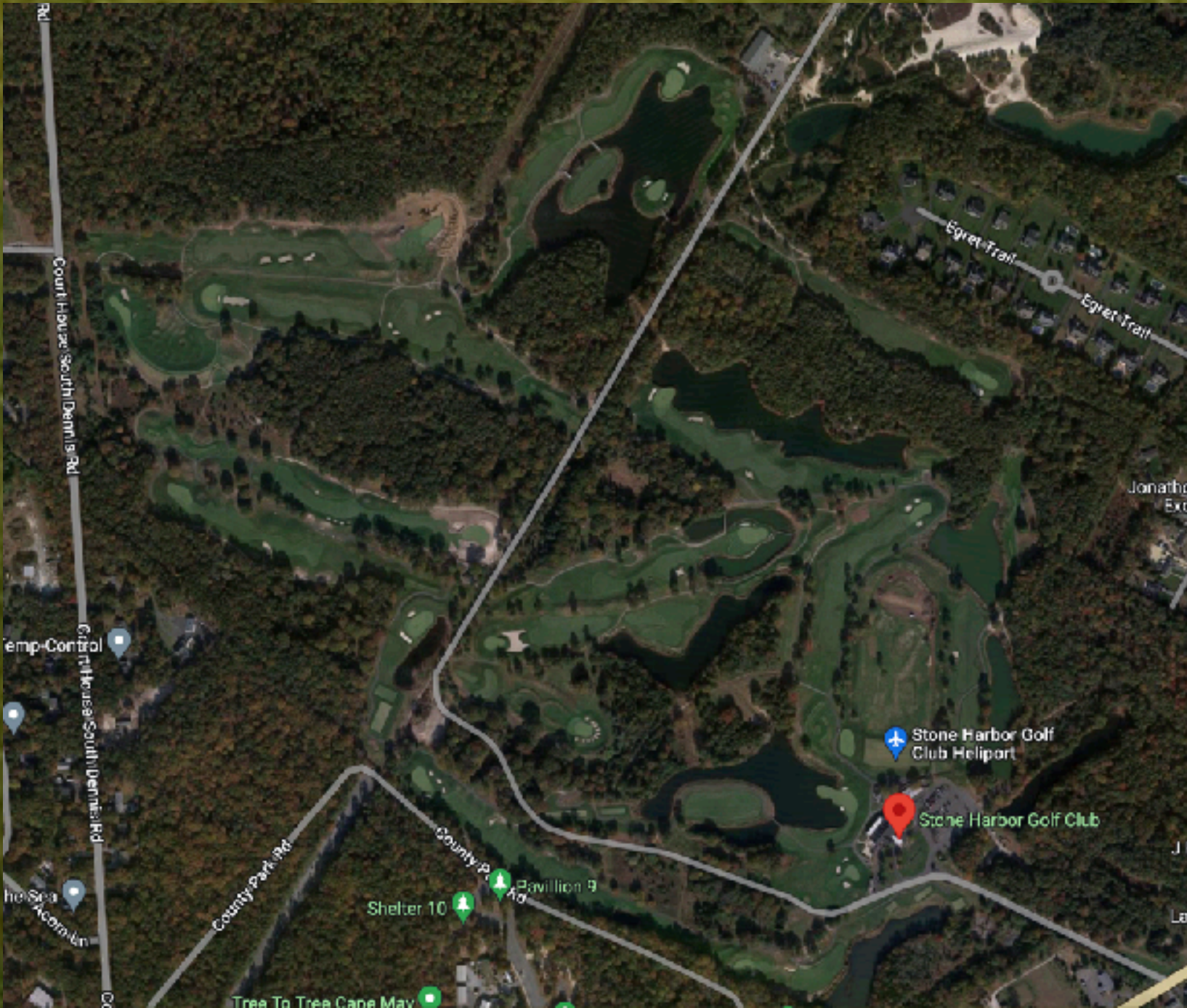


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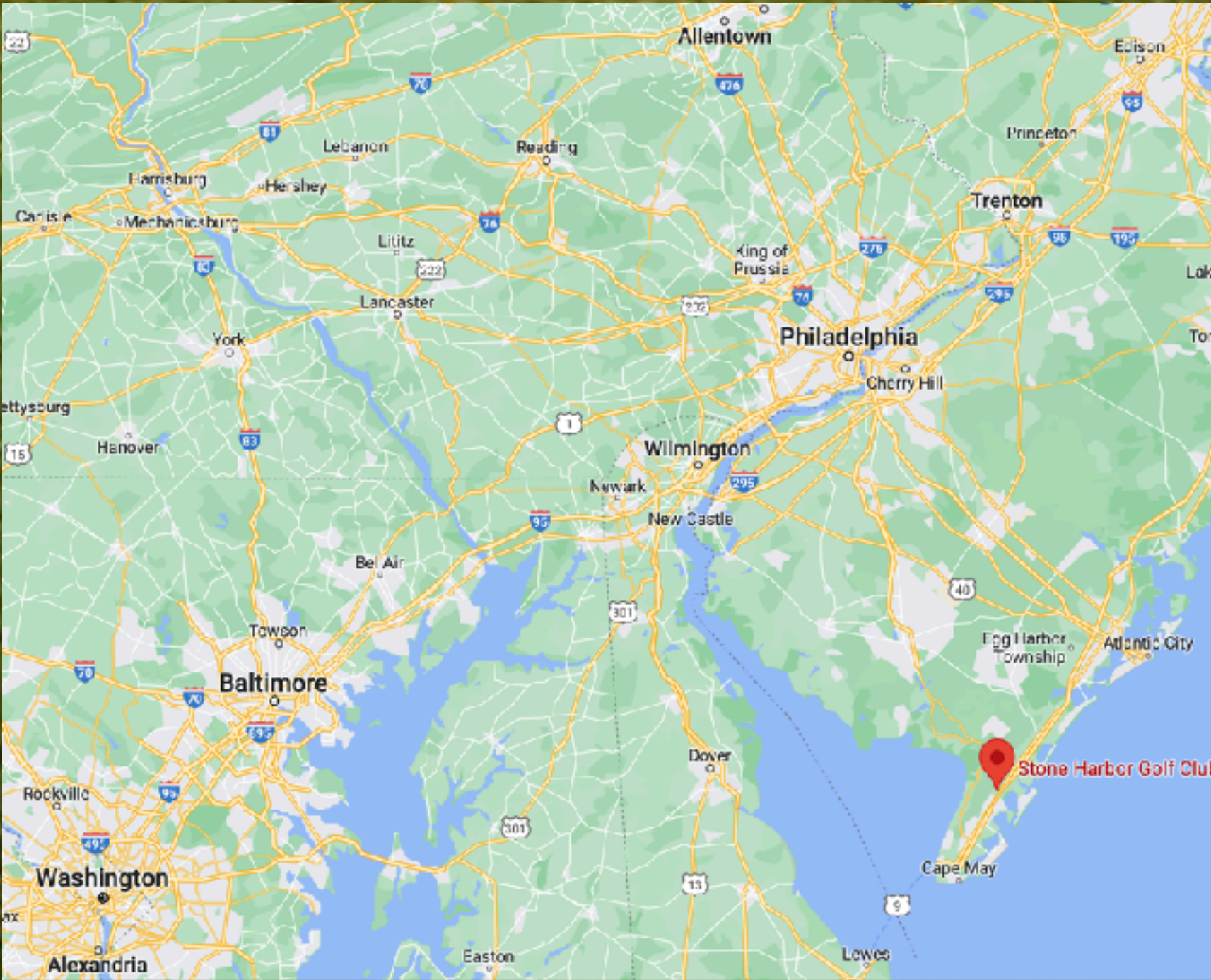
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Property Aerial View



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Location Summary



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CARD OF THE COURSE

HOLE	PAR	MUIRHEAD	BLUE	WHITE	GOLD	RED
1	4	394	376	356	328	283
2	4	411	395	366	319	275
3	5	563	539	517	480	422
4	3	181	162	148	141	123
5	5	496	490	429	385	354
6	4	434	401	368	342	315
7	3	185	168	152	125	110
8	4	417	408	380	368	325
9	4	426	402	362	305	293
OUT	36	3507	3341	3078	2793	2500
10	4	355	338	309	276	251
11	5	502	494	447	412	341
12	3	158	140	127	109	100
13	4	430	384	348	304	262
14	4	456	439	404	362	317
15	4	381	352	331	305	257
16	5	522	494	468	429	369
17	3	217	205	176	169	135
18	4	427	399	376	336	319
IN	36	3448	3245	2986	2702	2351
TOTAL	72	6955	6586	6064	5495	4851



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LOCAL RULES

- **Out of Bounds** – Defined by white stakes and boundary fences. Out of bounds on holes 1, 9, 10 and 11. Free relief is not permitted from boundary fences.
- **Lateral Water Hazards** – Defined by red lines and stakes. Drop areas on holes 6, 7 and 18 are in play and are optional.
- **Bulkheads** – All wood pilings, bulkheads and retaining walls around water hazards are considered an integral part of the course, no free relief.
- **Roads and Paths** – You may obtain relief from all paths with the exception of the path on the left side of hole #8.
- **150 Stakes** (White & Green Stakes) – You may obtain free relief for stance and swing.
- **Power Lines and Cables** – If a ball strikes a line or cable, the stroke shall be canceled and must be replayed, without penalty. If the ball strikes the pole, the stroke counts and the ball is in play.
- **Poles** – Poles are considered immovable obstructions. You may obtain relief for stance and swing.



Stone Harbor Golf Club
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Cape May Court House, NJ 08210
(609) 465-9270 • www.stoneharborgolf.com



EQUITABLE STROKE CONTROL

18-Hole Course Handicap	Maximum ESC Number On Any Hole
9 or less	Double Buggy
10 through 19	7
20 through 29	8
30 through 39	9
40 or more	10



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All offers will be reviewed by ownership and consideration will be given to offers that meet the following criteria

- Offer Price
 - Financial Strength
 - Ability to close
 - Absence of Contingencies
 - Timing of Due Diligence

ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:

- - Purchase Price
- - Proof of Funds
- - Amount of Earnest Money Deposit
- - Due Diligence Period
- - Closing Date
- - A List of Contingencies Required to Close the Transaction
- **SITE INSPECTIONS**
 - Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- - All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



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