

FOR SALE
Balmoral Woods Golf Club - Crete, Illinois



\$1.90 Million Asking Price



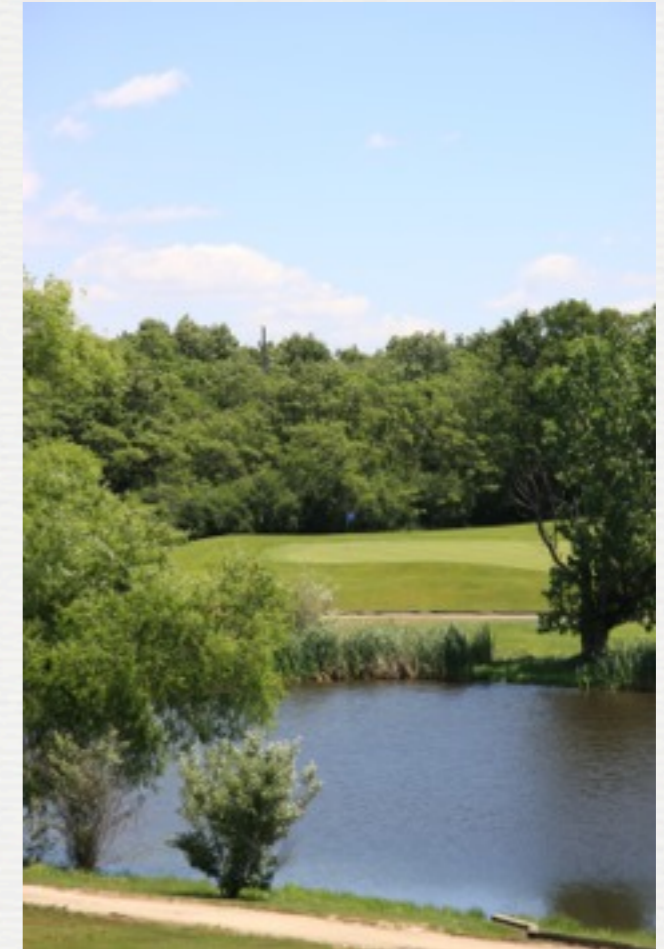
BALMORAL WOODS GOLF CLUB

- **Balmoral Woods Golf Club**
- 26732 S. Balmoral Woods Drive, Crete, Illinois
- www.balmoralwoods.com
- Architect - George Fazio
- 6,700 yards
- Slope of 131
- Opened 1975
- Clubhouse - 10,000 square feet



BALMORAL WOODS GOLF CLUB

- 110 owned acres (14 acres are on a long term lease)
- Irrigation water from on site wells
- Continuous 6 foot asphalt cart paths
- Bent grass greens, tees and fairways
- 180 person banquet capacity
- Automatic Rain Bird irrigation system-Installed in 1995
- Limited practice area
- Full Service Clubhouse including; bar, restaurant, rest rooms and pro shop.
- Full Maintenance Equipment list upon request



BALMORAL WOODS GOLF CLUB

Acquisition Opportunity

Balmoral Woods is a well established daily fee golf course in, South Suburban, Crete, Illinois. The course features a fair but challenging 18 hole golf layout along with a full service clubhouse. The back nine winds through a mature forest preserve and the course's rolling terrain is a welcome change from most other courses in the area. Priced to sell at \$1.9 million, Balmoral Woods is a tremendous opportunity for an existing golf course owner or a first time owner looking for a chance to break into the golf business.

- Highly regarded daily fee golf course
- Excellent demographics in local area
- Full service clubhouse with growth opportunities for golf and food & beverage
- Club needs new owner with aggressive marketing campaign to increase rounds and revenue
- Club has positive cash flow



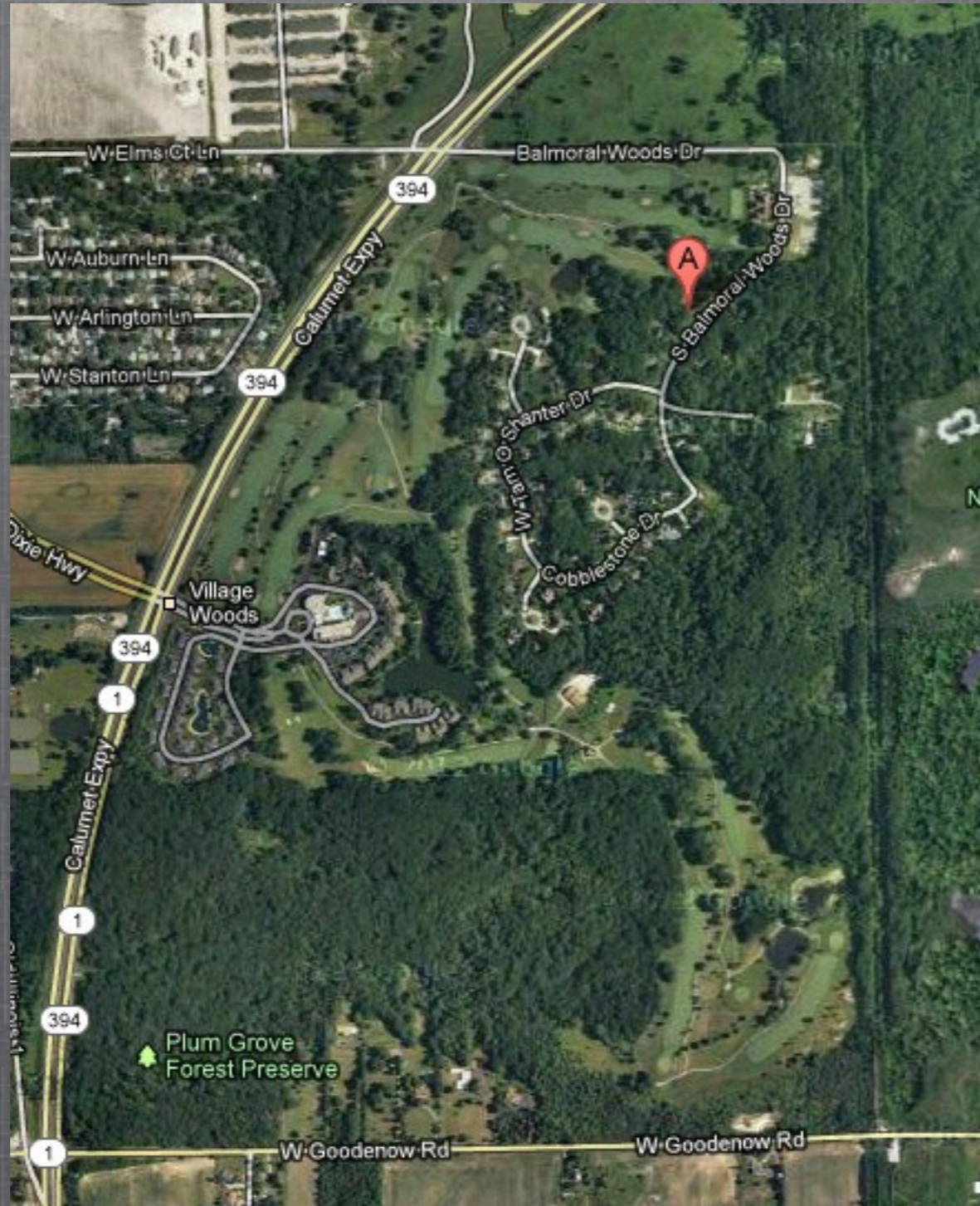
Front Nine

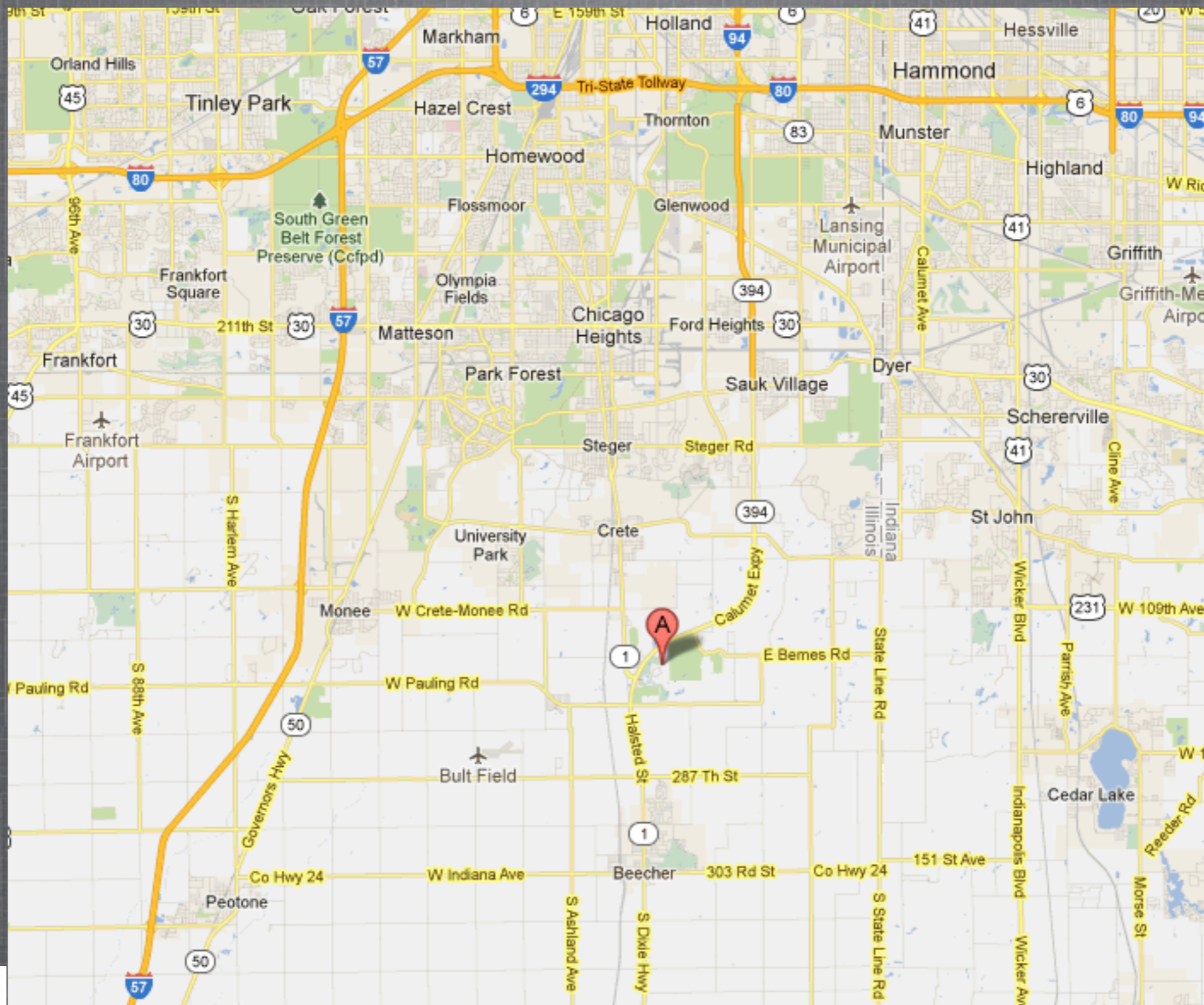
Hole	1	2	3	4	5	6	7	8	9	OUT
Blue	510	337	507	410	193	430	548	155	520	3610
White	480	322	482	380	182	420	518	138	481	3403
Gold	400	260	460	355	130	340	400	113	380	
Men's Handicap	5	15	9	7	13	3	1	17	11	
Par	5	4	5	4	3	4	5	3	5	38
Ladies' Handicap	3	15	5	11	13	7	1	17	9	

Back Nine

Hole	10	11	12	13	14	15	16	17	18	IN	Total
Blue	443	186	485	208	300	460	171	355	430	3038	6648
White	432	179	450	193	290	430	164	338	405	2881	6284
Gold	335	135	362	111	276	347	119	323	301	2309	5147
Men's Handicap	6	12	10	8	16	2	14	18	4		
Par	4	3	5	3	4	4	3	4	4	34	72
Ladies' Handicap	6	8	10	12	18	2	14	16	4		







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

