

CONFIDENTIAL SALE

Donald Ross Course in Southeast Michigan

List Price: \$2,250,000



PROPERTY OVERVIEW

- **18-Hole Championship Golf Course**
- **Clubhouse w/ Multiple Banquet Spaces, Beautiful Outdoor Wedding Gazebo, Fine Dining, Bar & Grill, Locker Rooms, Pool and Bath House**
- **30-Mile Population of 2,593,443 & \$74,563 Average Household Income**

INVESTMENT HIGHLIGHTS

- **Projected Gross Revenue: \$1.95M**
- **Projected Cap Rate: 17.25%**
- **Projected NOI: \$385,000**
- **Value-Add Opportunity to Re-Position a Historic Private Country Club as a High Volume Daily Fee Revenue Generator**

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