

# Property Details

CONTROL: Exclusive VALUE: \$1,850,000  
LOAN: \$0  
EQUITY: \$1,850,000

TITLE: Golf Course - Central Illinois (includes liquor/gaming licenses)  
TYPE: Resort Property

HAVE: This is a cash-flowing 18-hole golf course with bar and grill. Course includes 180 acres, a liquor license, gaming license, and golf carts. NOI exceeds \$100k. Owner is savvy investor and willing to carry, exchange for development/timber property.

ADDRESS: Golf Course Rd, Cenral, Illinois

BENEFITS TO NEW OWNER: 180 acres of prime central Illinois soil. Liquor and Gaming licenses included.

GROSS SCHEDULED INCOME: \$843,163 Actual  
VACANCY LOSS: \$158,690  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$572,789  
NOI: \$111,684  
DEBT SERVICE: \$0  
CASH FLOW: \$111,684  
CAP RATE: 6.04%



BENEFITS SOUGHT: Path to cash Ease of transaction

MOTIVATION: Focusing on other projects

REMARKS: Owner is an experienced investor, willing to look at all offers.

OWNER:

COUNSELOR: Tim Leyhe Phone: 217-493-0545  
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