



Rose Brook Golf Course

Silver Creek, NY



Financial Summary

Trailing 12-Month Revenue: ~\$600,000
Estimated Asset Value: ~\$1.5M (equipment, FF&E)
Estimated Real Estate Value: ~\$1.25M
Combined Asset Value: ~\$2.75M
Projected Stabilized Revenue: \$900K-\$1.1M
Projected Stabilized EBITDA: \$325K-\$380K

Financial Highlights:

Strong cashflow operation with immediate upside
Seller financing considered (10-20%)
Transition support available

Growth Opportunities

Weddings & Banquets (+\$80K-\$150K)
Outings & Tournaments (+\$75K-\$125K)
Simulators, Instruction, and Junior Camps (+\$60K+)
Dynamic Tee-Sheet Pricing (+5-8% revenue lift)
F&B Margin Optimization (+\$25K-\$50K)

Market Position

Part of the growing Lake Erie tourism corridor
Surrounded by new resort and hotel developments
Eligible for Chautauqua County Tourism Development Grants
Improved water/sewer access enables future expansion (lodging/event cottages)



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