



Rose Brook Golf Course

Silver Creek, NY



The Wittman Team

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Residential and Commercial - WNY

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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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