

THE

MALIBU INSTITUTE

DESTINATION GOLF RESORT
AND WELLNESS CENTER



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OVERVIEW

PAGE 01

Malibu is one of the most famous place names in the world. The Malibu Institute Golf Club, Hotel, and Resort is now available for acquisition and development in this unique community on the California Coast.



HIGHLIGHTS

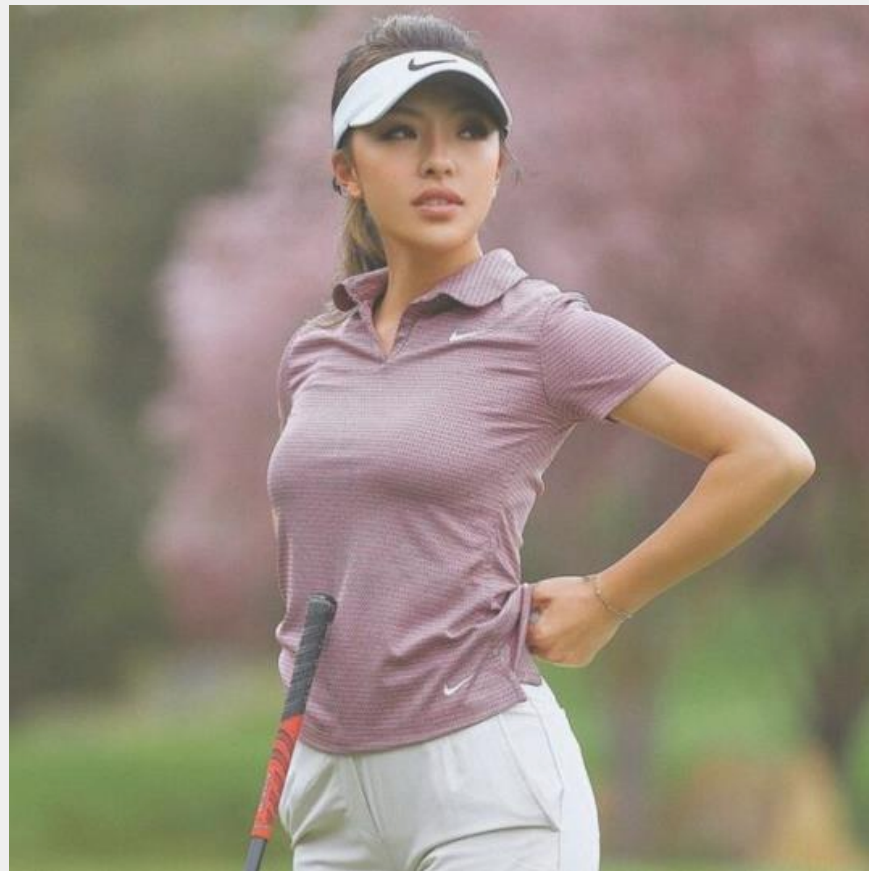
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- 637 acres in the Santa Monica Mountains
- Spectacular scenic Malibu Hills location
- Already approved by the Los Angeles County and the California Coastal Commission
- Final tract map approved June 2023
- Last golf course and development of its size to be permitted in the region



- Golf course design by Jackson Kahn (formerly Fazio Team)
- Approvals allow for 160 hotel rooms, 48,000 sq. ft. conference center, 30,000 sq. ft. clubhouse, restoration of 18-hole Malibu Golf Course which was destroyed in a fire in 2018
- a total of 224,760 sq. ft. of buildable space
- 456 acres of open space with trails and outdoor recreation



THE OFFERING

Oceania Holdings LLC is pleased to present for sale, The Malibu Institute, (formerly Malibu Golf Club) located at 901 Encinal Canyon Road, Malibu, California.

DESIGN

As proposed, the existing Malibu Golf course will be redesigned with an improved 18-hole public access golf course and will feature a new pro shop with an indoor/outdoor grill. This redesign will decrease the maintenance footprint and environmental impacts of the existing golf course by reducing the overall turf acreage, planting more drought tolerant grasses, replacing and antiquated irrigation system, and removing non-native trees and plants.



ENTITLEMENTS

- VTTM: No. TR071735-(3); dated April 30, 2014
- Conditional Use Permit: 2011-00122-(3)
- Coastal Development Permit: 201400006; approved February 24, 2015
- Parking Permit: 2011-000005-(3)
- Project Lots: 5 & 6 of VTTM
- Project Size: 185.35 acres
- Proposed Type: Health and wellness retreat; Gold resort
- Proposed Golf Course: Par 72; 18 holes, 6,834 yards
- Planned Building Area: 224,760 SF



TARGET MARKET



UNIVERSITY SPORTS PROGRAMS

Educational retreat for local college and university sports, wellness, and medical programs (estimated to host 300 off-campus events for USC, UCLA, Pepperdine, UCSB, etc.)

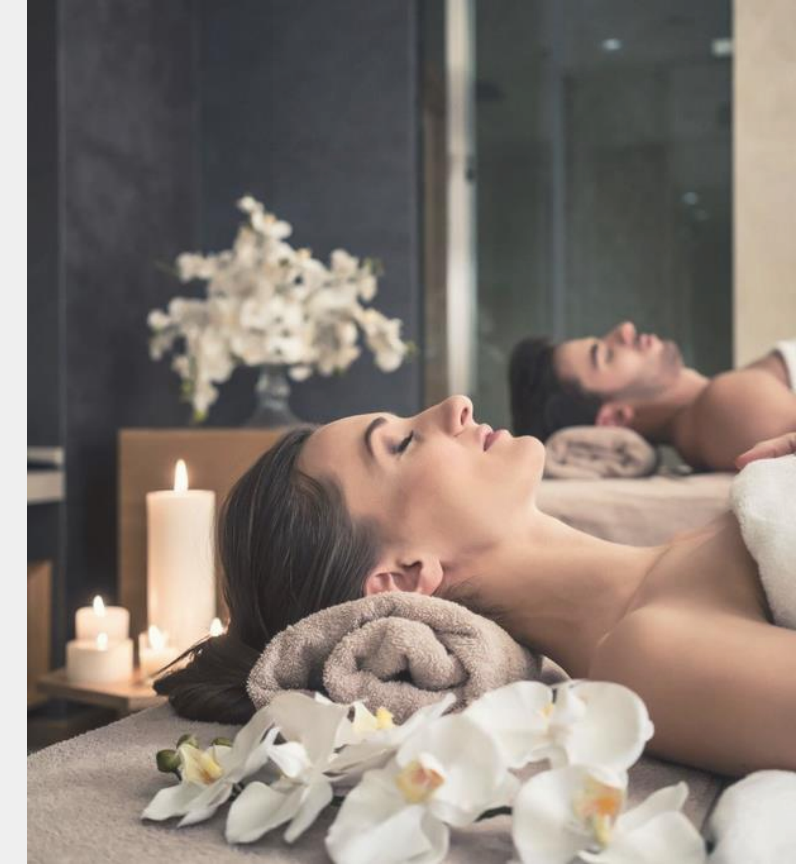
PROFESSIONAL SPORTS TEAMS

A specifically tailored program for NBA, NHL, MLB, and NFL athletes providing a variety of educational and wellness seminars during off-season (the Global Sports Summit)



MEDICAL RECUPERATION CENTER

To provide services/amenities in conjunction with local medical centers



HEALTH AND WELLNESS

A destination wellness center and spa for general public accommodations

CORPORATE CONFERENCES

international, national, and regional conferences and educational programs

PROJECT DETAILS

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As show on the Vesting Tentative Tract Map No. 071735-(3), the approved development includes: a golf course with a 12,104 sq. ft. pro-shop and 9,162 sq. ft. cart storage barn; a 48,000 sq. ft. meeting facility; overnight accommodations with up to 5,310 sq. ft. for a single bungalow; a 30,147 sq. ft. clubhouse; roughly 15,000 sq. ft. for maintenance buildings; and 387 parking spaces.



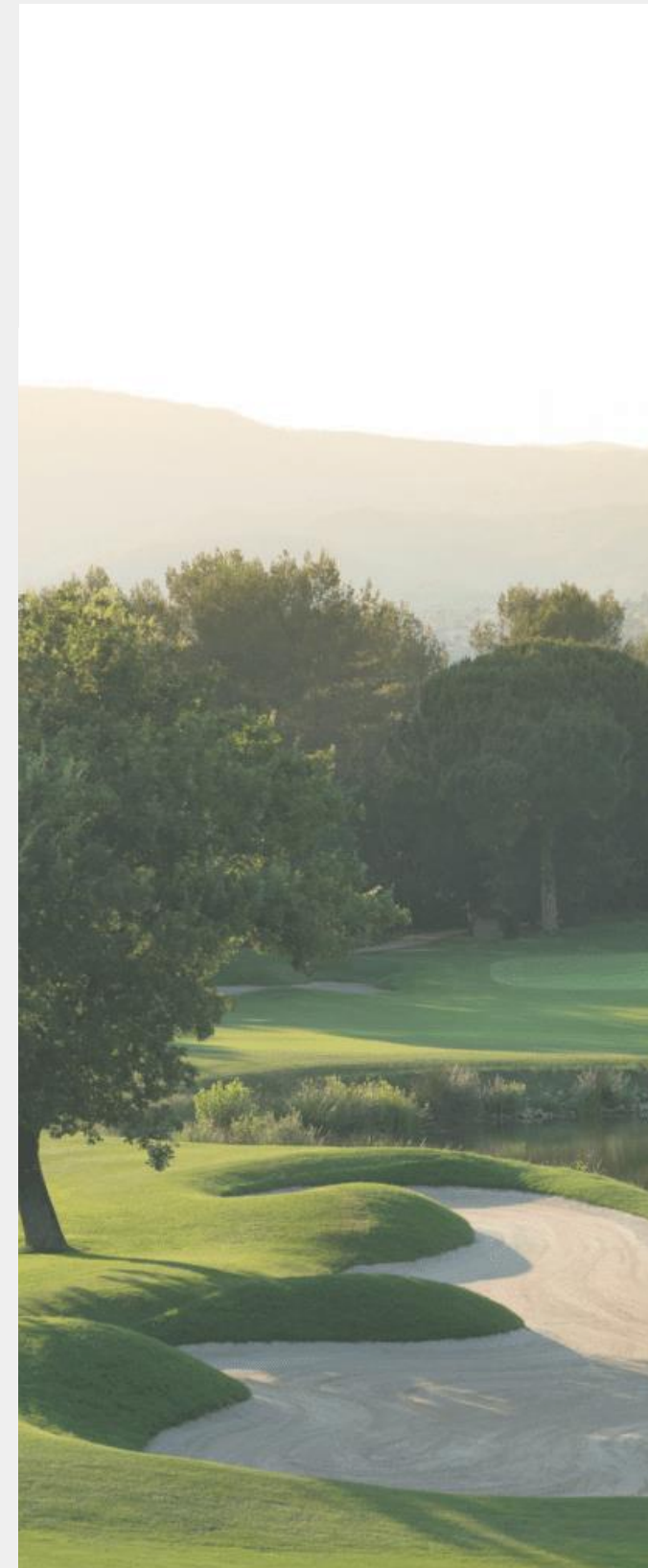
IMPORTANT NOTES

- Local coastal plan states that The Malibu Institute will be the only new golf course and resort ever allowed in the region (City of Malibu passed Measure R in 2014).
- The Final Map has been accepted and recorded as of June of 2023. Several hundred thousands of dollars have been spent for various studies and legal documents
- Entitlements issued by Los Angeles County describe a variety of conditions. Interested purchasers are encouraged to review such.

PROJECT DETAILS

GOLF COURSE

The existing Malibu Golf course will be redesigned with an improved 18-hole. All development will occur on the previously disturbed 20 acres, allowing over 450 acres to remain as permanent open space, with the potential for a tax credit for a donation of the 450 acres to the National Park Service. The Malibu Institute is working with Dr. Lee Kats of Pepperdine University and the National Park Service to remove invasive species and restore native aquatic biodiversity to Trancas Creek, located on the property.



PROJECT DETAILS

WELLNESS CENTER & SPA

The clubhouse will be built on the current eighth green. The wellness center will attract both locals and visitors with revolutionary wellness retreats and relaxing spa treatments

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PROJECT DETAILS



40 bungalows
(160 hotel rooms)



Each of the
overnight bungalows
will have four
bedroom suites with
an entertainment
room.

PROJECT DETAILS

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CONFERENCE CENTER

The building will provide educational and meeting facilities designed in an ecologically sensitive manner. The conference center will be constructed on the footprint of the existing clubhouse buildings.



INDOOR/OUTDOOR GRILL

A full-service pro shop, indoor/outdoor grill and pub, and eight indoor computerized practice bays will be available to all guests of the public golf course.

SUSTAINABILITY PROPOSALS

SOLAR ARRAY

A high-tech solar array will be installed over the three parking lot areas to provide a substantial source of clean energy power. The panels will function as a shade structure and will provide for parking lot lighting.

POND RESTORATION

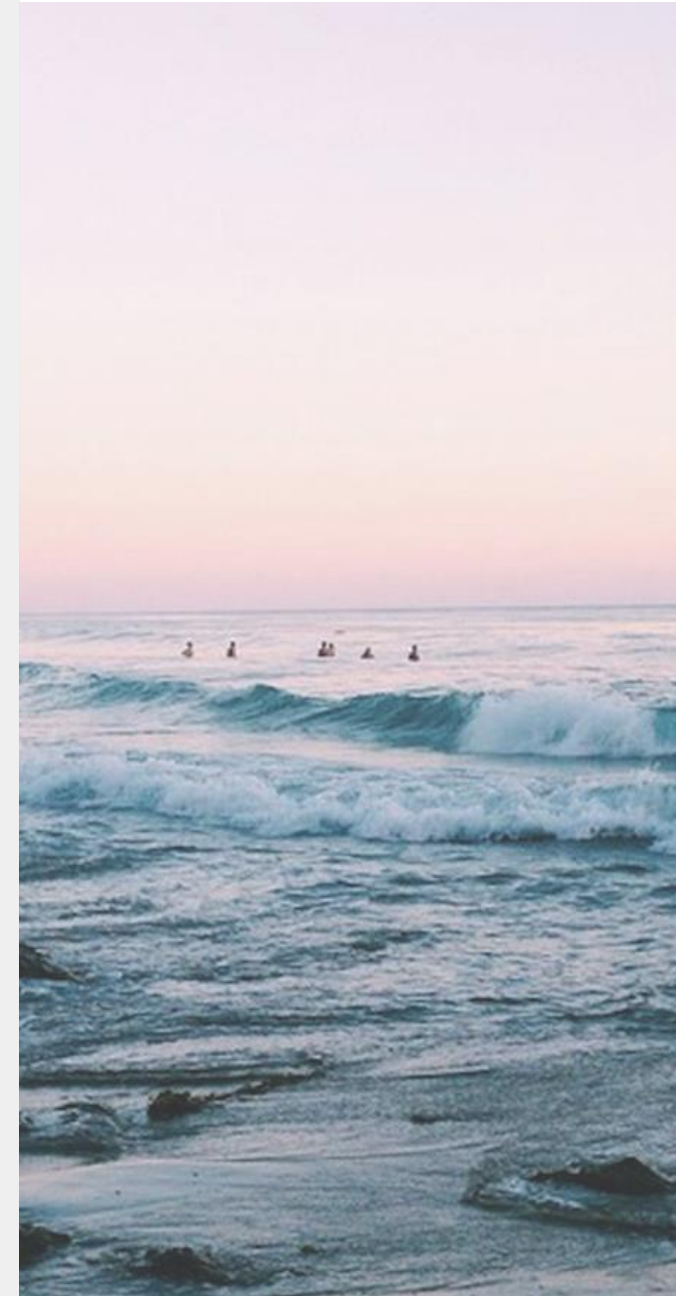
A restoration plan will be implemented at the start of construction to remove the overgrowth of vegetation that has made the ponds stagnant. With the expertise of Dr. Lee Kats, the Malibu Institute will restore the ponds and monitor as an educational living lab.

GOLF COURSE LANDSCAPE

In addition to being built within the existing course footprint, non-native trees will be removed, and the course will be re-vegetated with native trees and drought-tolerant plants.

BIOSWALES

A series of bioswales will collect runoff from buildings and parking areas to detention basins that will filter and redistribute the water to landscaping. The current drainage channels directing runoff to creeks and ponds will be removed.



SUSTAINABILITY PROPOSALS



WASTEWATER TREATMENT FACILITY

The existing 25-year-old septic tank-leach field wastewater management systems that currently serve the property will be removed. A new state-of-the-art decentralized wastewater treatment system will treat all on-site wastewater for a portion of the golf course irrigation.

SUSTAINABLE DESIGN TO ACHIEVE LEED PLATINUM CERTIFICATION

- Green roofs
- Shade structures
- EV charging
- Geothermal HVAC systems
- Shuttle service

LOCATION

Malibu, California

- The Malibu Institute is located within the Santa Monica Mountains Recreational Area and upper reaches of Trancas creek
- Between Pacific Coast Highway 1 and California freeway 101
- 15 miles NW of Malibu city center
- Malibu is a 27-mile strip of Pacific coastline, beachfront community famous for its warmth
- Its beaches and famous surf breaks include Zuma, Westwards, Malibu's first, second, and third point, Little Dume, Big Dume, and Topanga State Beach





COMMUNITY

AFFLUENT CONSUMER BASE

Characterized by its carefully preserved rural atmosphere, Malibu is a closely-knit residential community of approximately 13,000 people. Its luxury shopping and destination dining are supported by affluent residents - the average household income within 3 miles of The Malibu Institute is \$183,899 - as well as visitors to the area. Malibu is a well-known area for vacation and some of L.A.'s best dining.