



## Tameka Woods Golf Course

### For Sale

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**Tameka Woods Golf Course**  
**4849 S 450 W**  
**Trafalgar, Indiana 46181**

**Kathy Bissell, VP Golf Course Sales**  
SVN Commercial Real Estate Specialist  
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## EXECUTIVE SUMMARY

**Tameka Woods Golf Course**  
**4849 S 450 W**  
**Trafalgar, Indiana 46181**

## PROPERTY DESCRIPTION:

**18 Hole Daily Fee Golf Course**  
**Opened 1989**  
**Back Tees 6580 yards**

**Clubhouse, Golf Cart & Equipment Storage**  
**Building 4000 SF**

**1510 SF, Two Bedroom, Two Bath Home**  
**Attached Garage 528 SF Built 1995**

## DISTANCES -- Local activities

**Indianapolis Downtown -- 45 minutes**  
**Indianapolis Airport – 50 minutes**  
**Indianapolis Motor Speedway -- 60 minutes**  
**Indianapolis Colts – 50 minutes**  
**Indiana Pacers**  
**Gainbridge Fieldhouse – 50 minutes**

**Greenwood Park Mall -- 30 minutes**  
**Closest New Homes – 1 mile**

## DISTANCES – Regional activities

**South Bend ( Notre Dame) – 3 ½ hours**  
**LaFayette ( Purdue) – 1 ¾ hours**  
**Louisville – 90 minutes**  
**Cincinnati – 2 hours**  
**Dayton, Ohio – 2 ½ hours**  
**Columbus, Ohio – 3 hours 15 minutes**  
**Chicago – 4 hours**



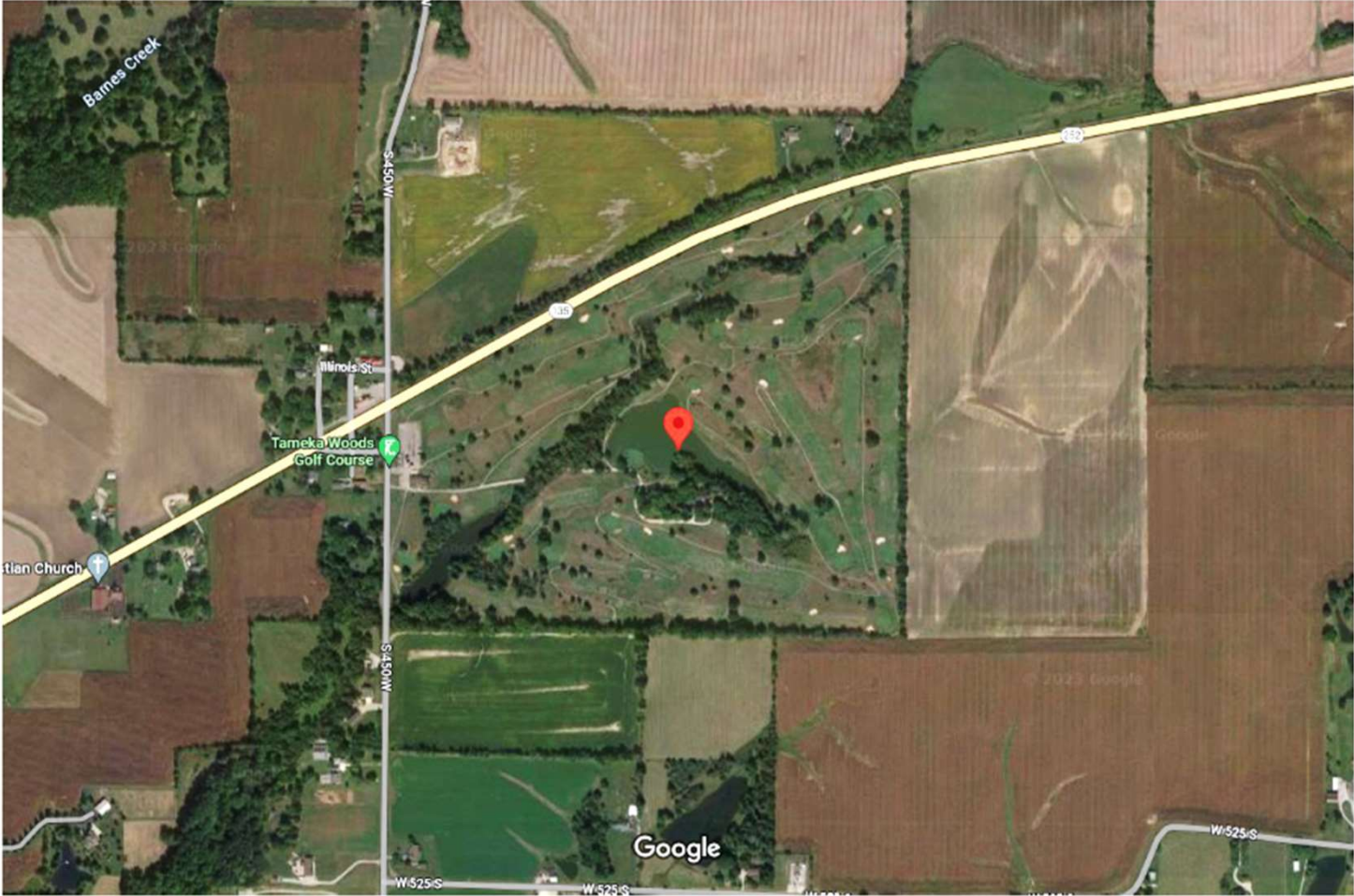
## AREA DESCRIPTION

**Attractive Small Town Living**  
**Easy Drive to Big City Attractions**  
**2 miles to school complex:**  
**Elementary School**  
**Middle School**  
**High School**

## PRICE

<b>Sale Price:</b>	<b>\$ 2,100,000</b>
<b>Acres:</b>	<b>110</b>

PROPERTY PHOTOS -- AERIAL



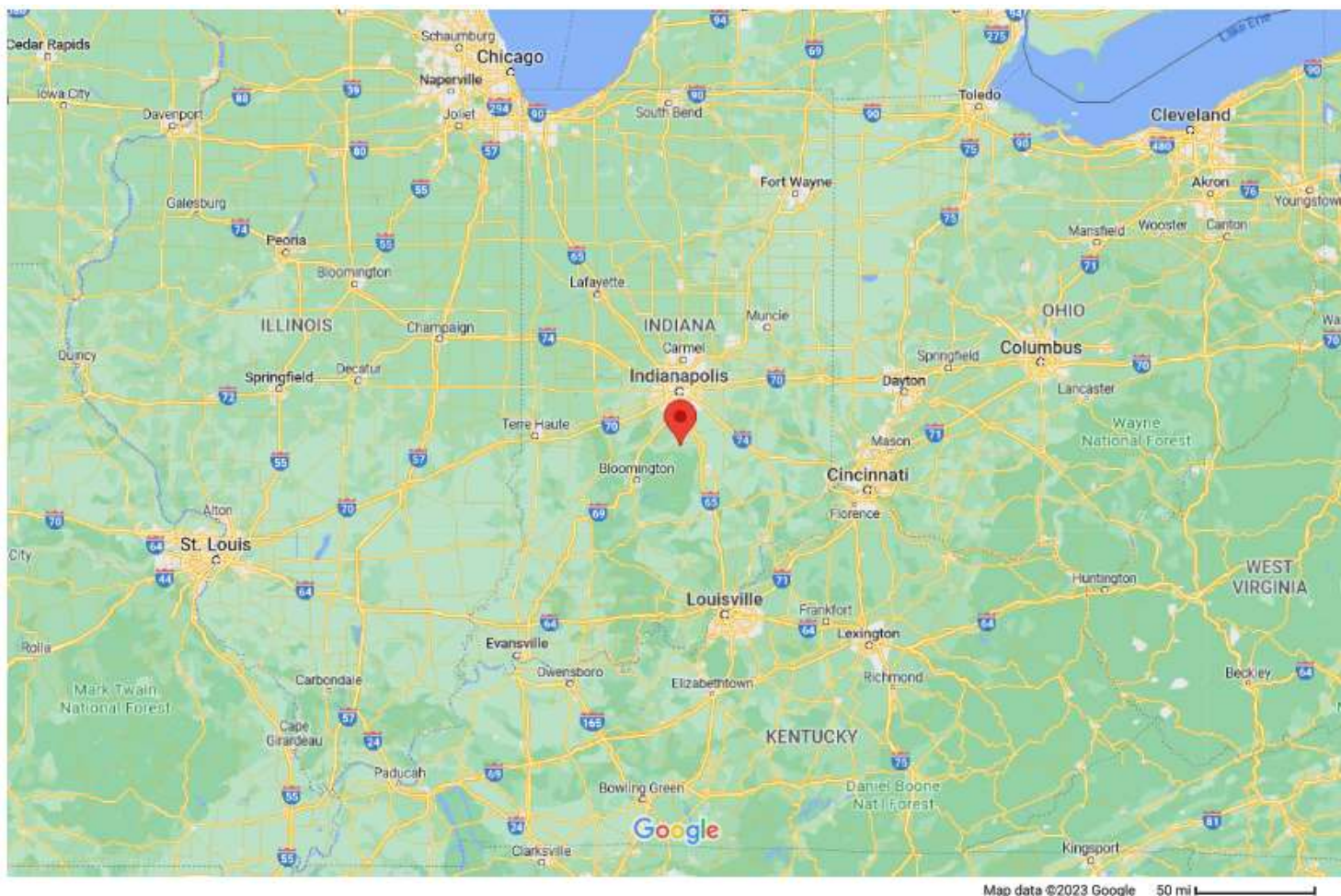
Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 500 ft



PROPERTY PHOTOS -- AERIAL



## LOCATION -- Maps



Tameka Woods Golf Course is west of Trafalger, Indiana, on Route 135.

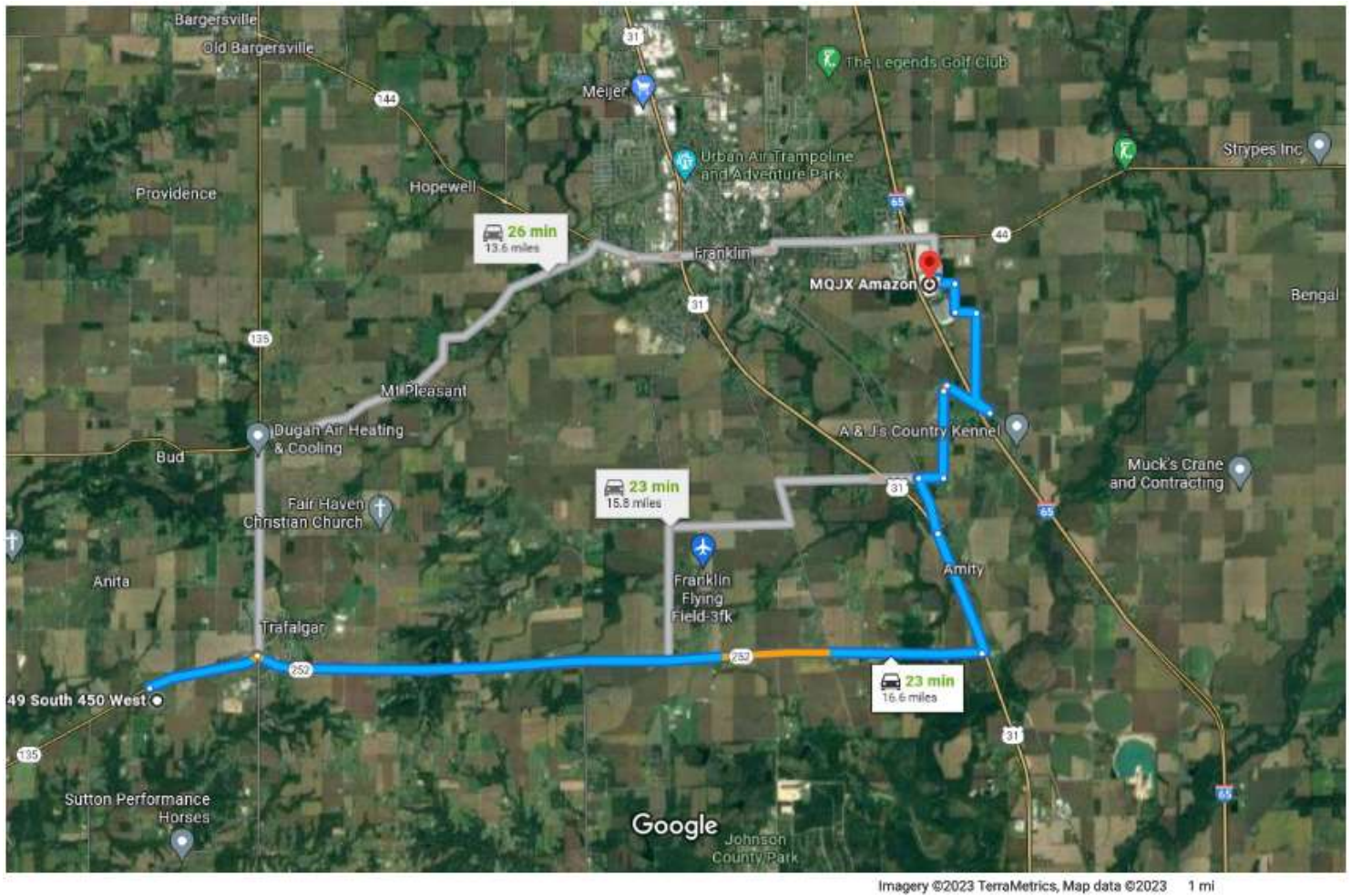
Tameka Woods is approximately 45 minutes south of Indianapolis, near I-65, in a farming area that is developing as a bedroom community for people working in and around Indianapolis.

The property is between I-65, which goes to Louisville, and I-69, which goes to Evansville, IN, and then Nashville.

Indianapolis Downtown -- 45 minutes  
 Greenwood Park Mall -- 30 minutes  
 Closest New Homes – 15 minutes in Franklin, IN  
 Kroger, Meijer and Walmart in Franklin.



## LOCATION – Some Employers



Tameka Woods Golf Course is west of Trafalgar, Indiana, on Route 135.

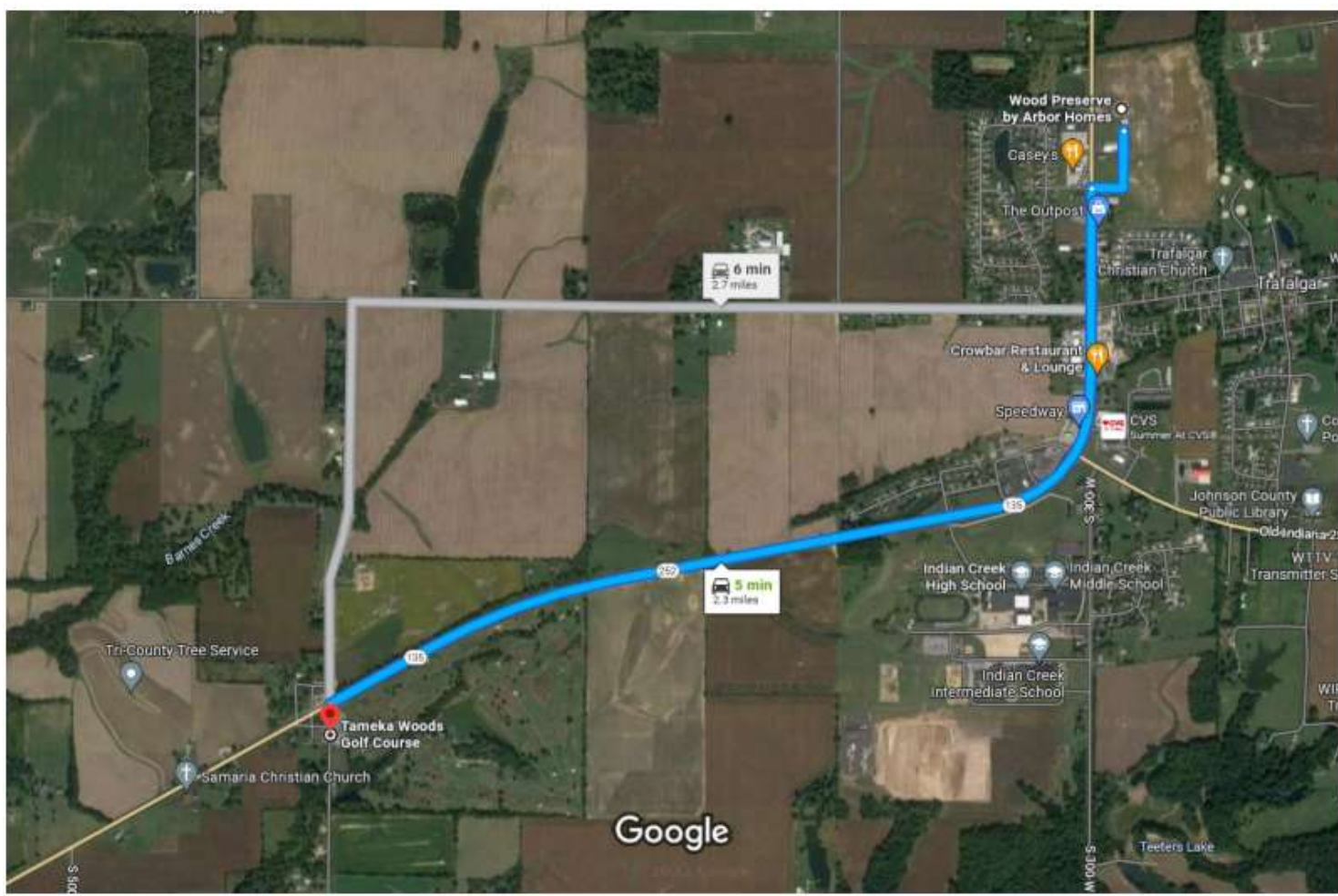
Distribution warehouses for Amazon, Target and other companies are nearby employers.

Greenwood Park Mall -- 30 minutes

Closest New Homes – 15 minutes in Franklin, IN

Kroger, Meijer and Walmart in Franklin.

LOCATION – New Homes



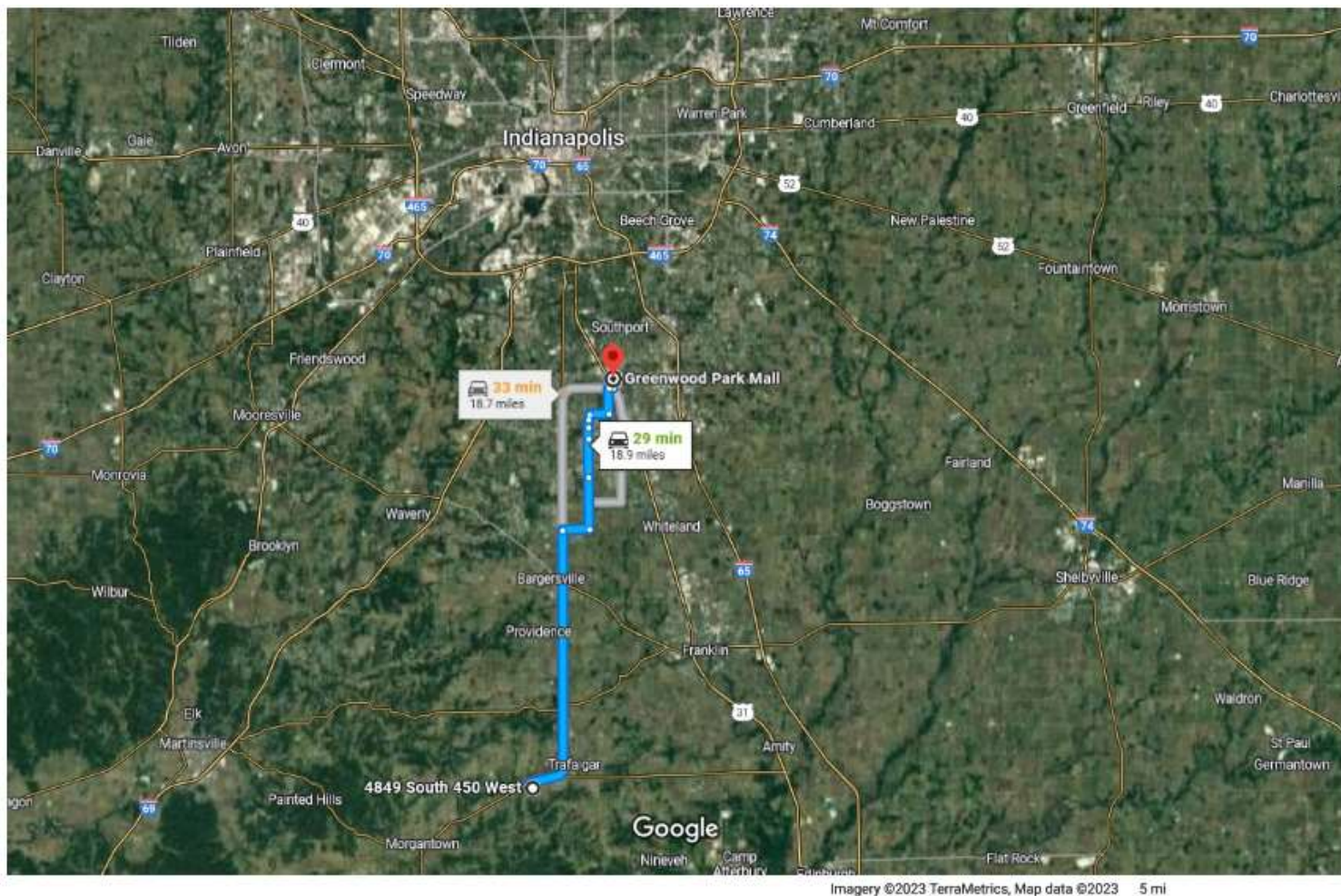
Tameka Woods Golf Course is west of Trafalger, Indiana, on Route 135.

New communities are being built less than 3 miles away. A future use, exit strategy for the golf course, could be housing.

While Indianapolis proper lost population in the pandemic, between 2010 and 2020, the metro area grew 9.97%. Nearby Louisville grew 12.87%; Columbus, Ohio, 10.2%; Minneapolis 10.05%. ( Indiana Business Journal.)



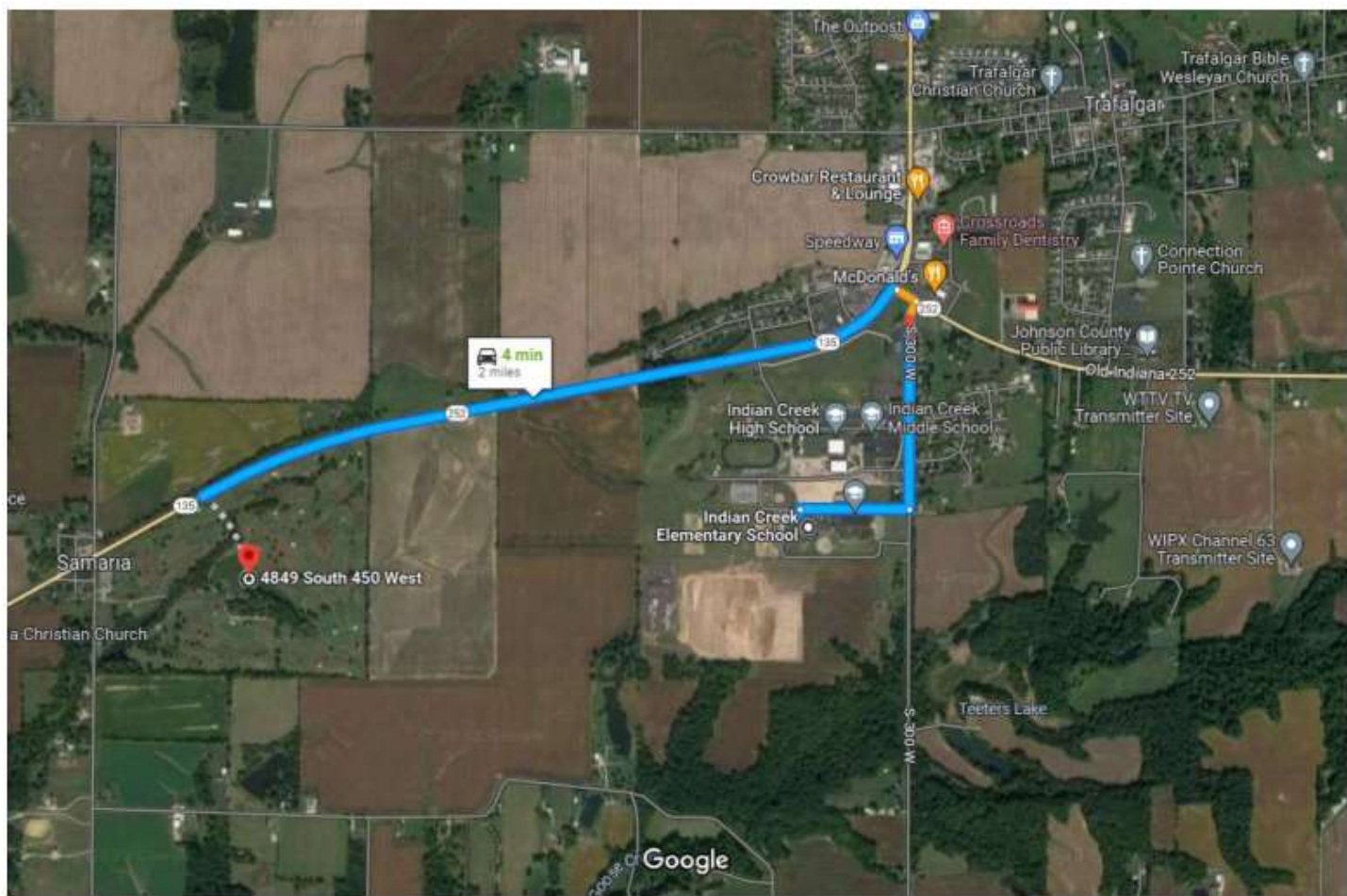
## LOCATION Shopping



Closest shopping center to Tameka Woods Golf Course is Greenwood Park Mall, a Simon Properties mall, 30 minutes way.

Tameka Woods is in a farming area that is developing as bedroom communities for people working in and around Indianapolis. There are also large warehouses nearby for Amazon, Target and other major companies.

LOCATION -- Schools

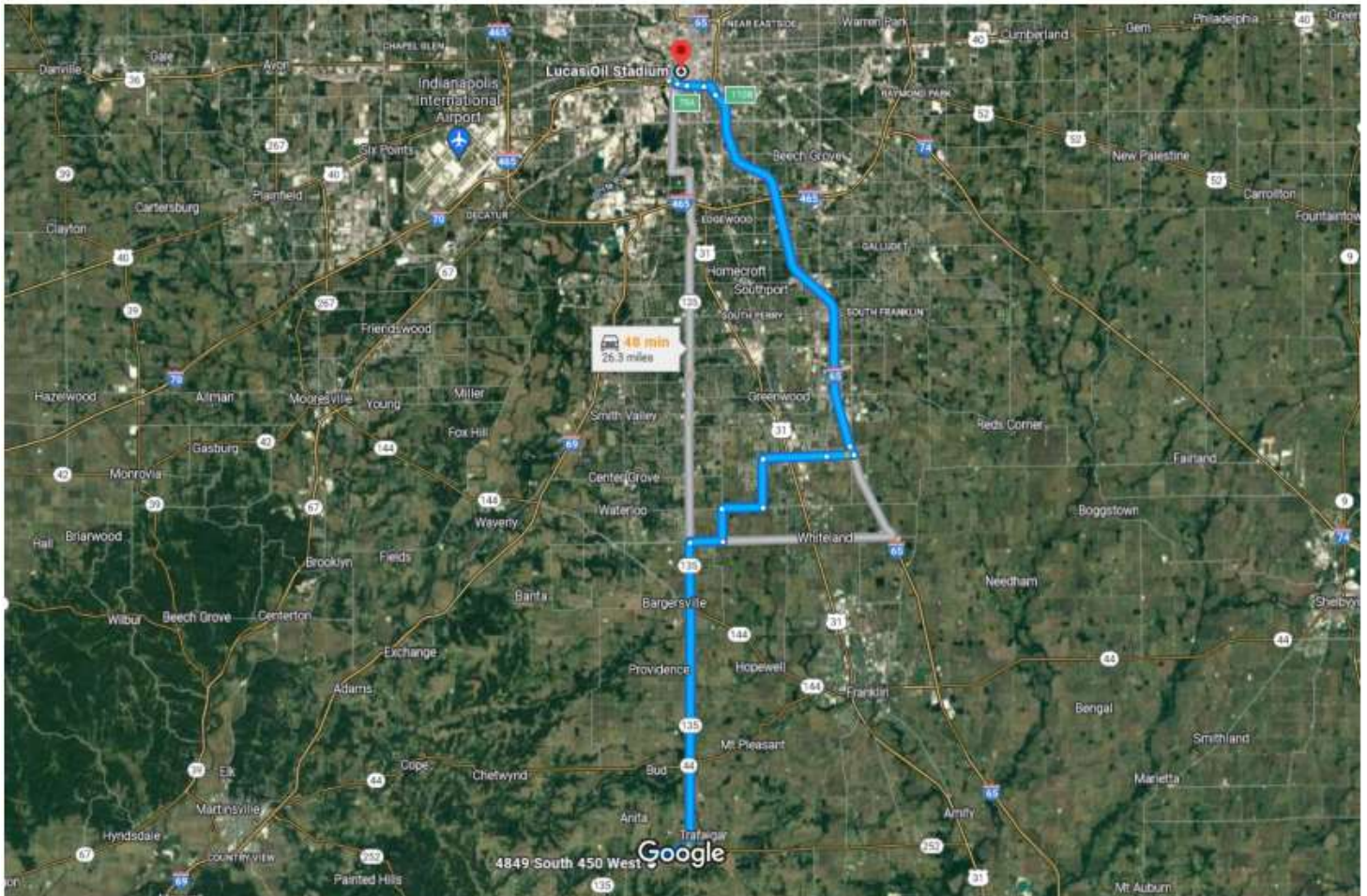


Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO, Map data ©2023 Google 1000 ft

Tameka Woods Golf Course is five minutes away from a school complex that includes Elementary School, Middle School and High School in Trafalgar.



## LOCATION – Indianapolis Colts -- NFL

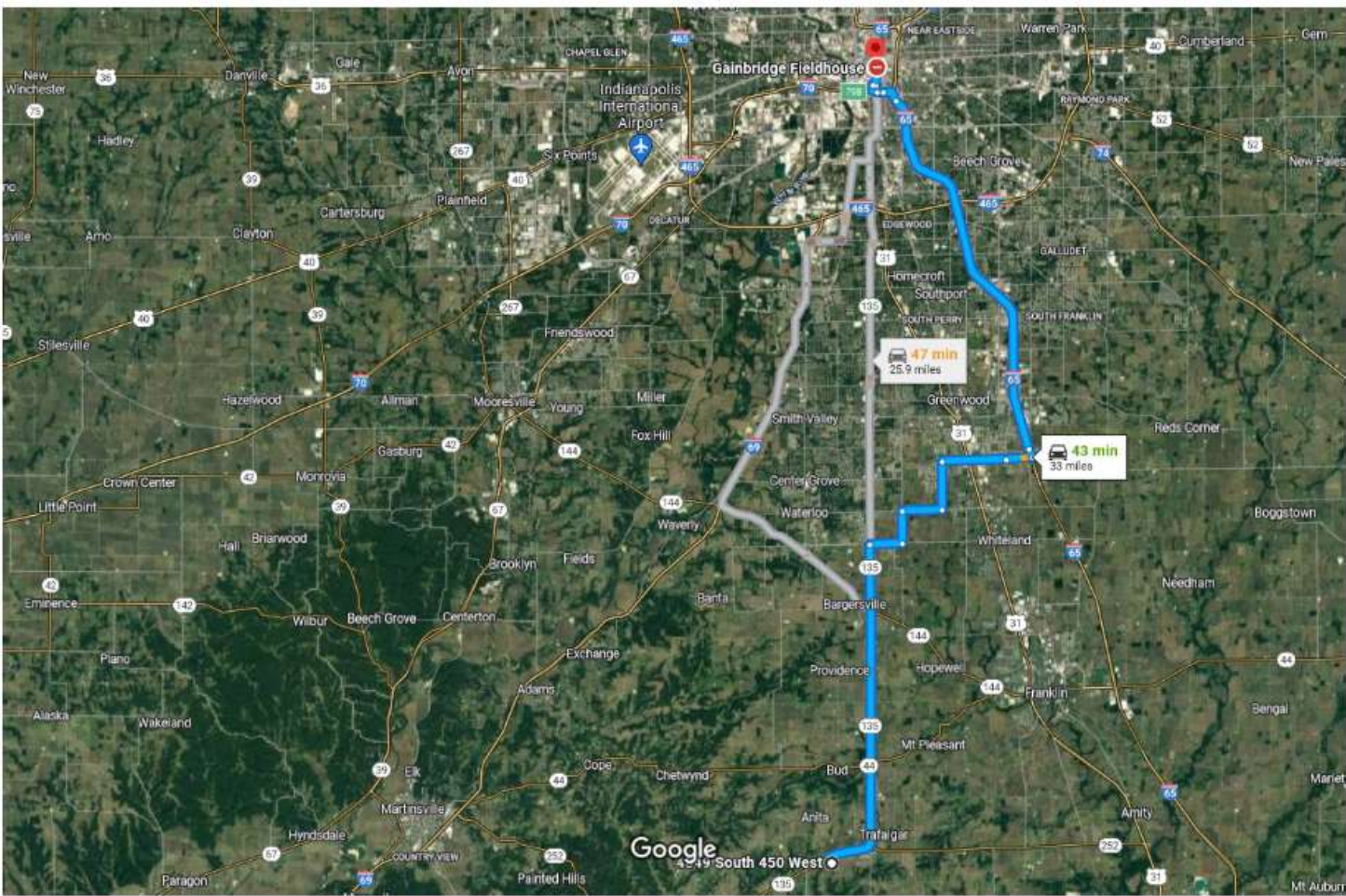


Imagery ©2023 TerraMetrics, Map data ©2023 Google 2 mi

Tameka Woods Golf Course is approximately 50 minutes from Lucas Oil Stadium where the NFL Indianapolis Colts play home games.



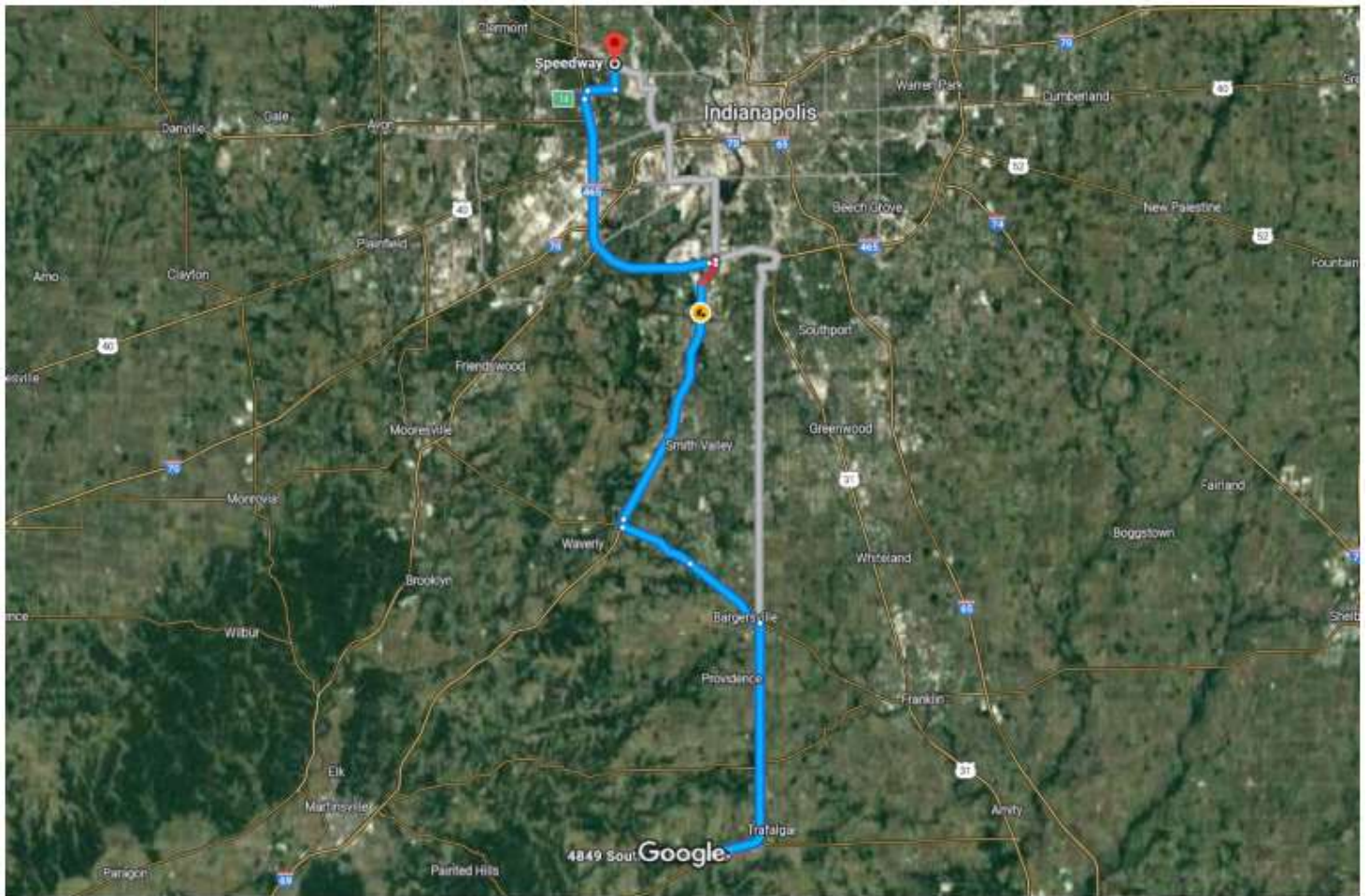
LOCATION – Indianapolis Pacers -- NBA



Tameka Woods Golf Course is approximately 50 minutes from Gainbridge Fieldhouse where the NBA Indianapolis Pacers play home games.



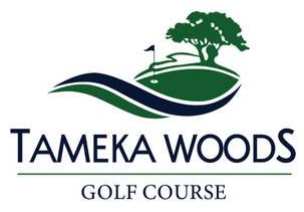
## LOCATION – Indianapolis Motor Speedway



Imagery ©2023 TerraMetrics, Map data ©2023 2 mi

Tameka Woods Golf Course is approximately 50 minutes from the world-famous Indianapolis Motor Speedway, home to the Indy 500 Memorial Day weekend.

SCORECARD



### Walnut Ridge Reception Hall

Michele Keen  
Event Coordinator  
317-409-1677

**Parks Insurance Group**

Agent Kevin Parks  
222 N. Pleasant St.  
Edinburgh, IN 46124  
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Franklin, IN 46131  
Ph: 317.908.0338  
Fax: 317.535.6220

HOLE	1	2	3	4	5	6	7	8	9	Out	
BLUE	72.4/132	375	454	519	363	168	373	487	214	415	3368
WHITE	70.7/129	355	424	499	343	148	353	467	194	395	3178
GOLD	67.3/118	317	384	465	320	145	321	435	174	329	2890
RED	71.3/124	305	325	465	280	130	300	425	165	270	2665
PAR	4	4	5	4	3	4	5	3	4	4	36
HANDICAP	15	3	11	18	8	7	16	4	2		

DATE \_\_\_\_\_

SCORER \_\_\_\_\_

ATTEST \_\_\_\_\_

10	11	12	13	14	15	16	17	18	In	Tot	Hcp	Net
364	532	356	116	384	531	406	106	423	3218	6586		
344	512	336	97	334	511	386	106	403	3029	6207		
308	483	306	90	289	485	340	106	370	2777	5667		
300	450	295	85	260	470	300	106	359	2625	5290		
4	5	4	3	4	5	4	3	4	36	72		
14	5	12	10	9	6	13	17	1				



PROPERTY PHOTOS



PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





GOLF MARKET

## 2023 GOLF FACILITIES IN THE U.S.

### Illinois | Indiana | Michigan | Ohio | Wisconsin

	Courses	Facilities
<b>Total Number in Region</b>	3110	2681
<i>Illinois</i>	645	583
<i>Indiana</i>	414	363
<i>Michigan</i>	860	706
<i>Ohio</i>	654	582
<i>Wisconsin</i>	527	447
<b>Total Public by Greens Fee</b>	2530	2174
Premium (>\$70)	313	227
Standard (\$40-70)	1134	969
Value (<\$40)	1083	978
<b>Number of Daily Fee</b>	1986	1702
<b>Number of Municipal</b>	544	472
<b>Number of Private</b>	570	507
<b>Number of Resort/Real Estate</b>	622	501
<b>Total by Number of Holes</b>		
9-Hole	1034	601
18-Hole	2055	1818
27-Hole+		252
Other	11	10
	<b>18-HEQ</b>	
Courses Under Construction/In Planning	4	
New Opening	0.3	
Closures	23.5	
<b>Demand (in millions)</b>		
Estimated number of golfers	3.99 million	
Estimate total Rounds Played	85.5 million	

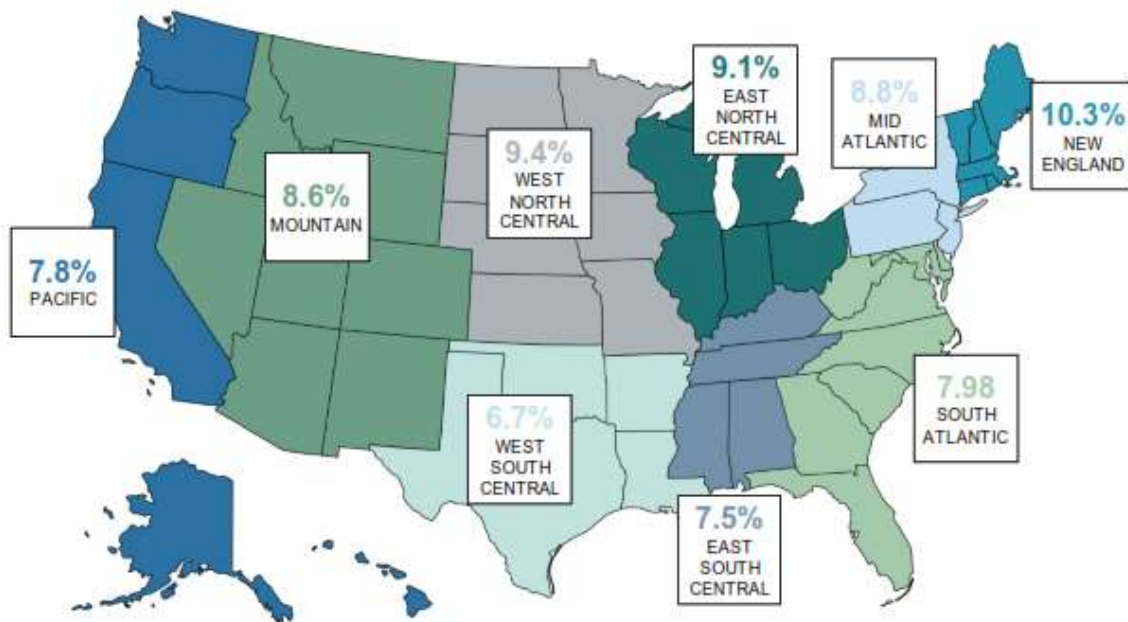
Source: NGF

GOLF MARKET

2023 GOLF PARTICIPATION IN THE U.S.

On-Course Golf Participation by Region

U.S. Individuals, Age 6+



Source: NGF

GOLFERS

Top 10 States  
Number of Golfers

State	Golfers
California	2,695,600
Texas	1,801,440
Florida	1,573,617
New York	1,542,377
Pennsylvania	1,118,552
Illinois	1,043,801
Ohio	1,012,829
Michigan	865,261
New Jersey	811,632
North Carolina	743,792

Top 10 Metro Areas  
Number of Golfers

Metro Area	Golfers
New York-Newark-Jersey City, NY-NJ-PA	1,602,837
Los Angeles-Long Beach-Anaheim, CA	869,827
Chicago-Naperville-Elgin, IL-IN-WI	789,457
Dallas-Fort Worth-Arlington, TX	570,323
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	553,668
Washington-Arlington-Alexandria, DC-VA-MD-WV	538,655
Boston-Cambridge-Newton, MA-NH	518,399
Houston-The Woodlands-Sugar Land, TX	444,481
Atlanta-Sandy Springs-Roswell, GA	444,360
Phoenix-Mesa-Scottsdale, AZ	411,094



GOLF MARKET

SUMMARY OF ECONOMIC CONTRIBUTION

TOTAL ECONOMIC CONTRIBUTION OF THE GOLF SECTOR STATE OF INDIANA

**\$1.042B**



Source: The Contribution of Golf to the State of Indiana | 2022 Impact Report

GOLF MARKET

## GOLF FACILITY TOTAL REVENUE SUMMARY

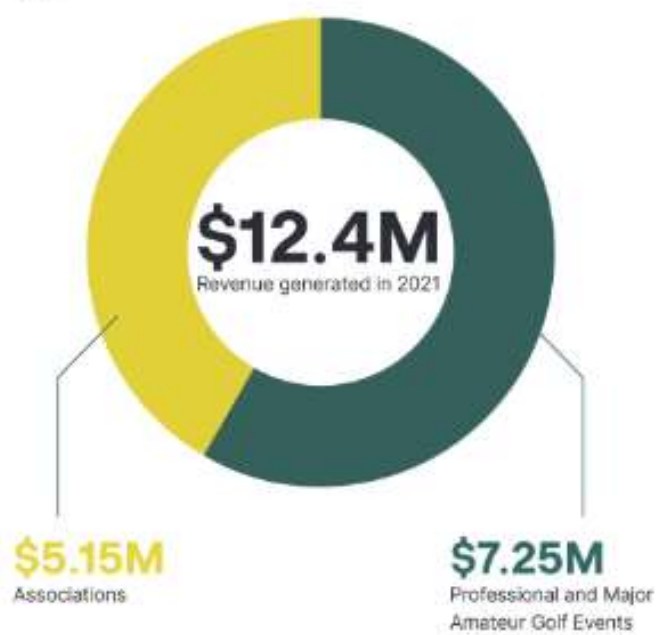


Type of Revenue	Total (\$ Millions)	% of Total
GOLF PLAYING FEES	\$188.9	33.1%
MEMBERSHIP DUES	\$149.1	26.1%
RETAIL SALES	\$59.5	10.4%
RESTAURANT	\$135.0	23.6%
LESSONS	\$5.0	0.9%
OTHER	\$21.9	3.8%
DRIVING RANGES*	\$11.4	2.0%
<b>TOTAL REVENUES</b>	<b>\$570.8</b>	<b>100.0%</b>

\* Includes revenue from stand-alone ranges.

### ASSOCIATIONS:

Indiana is home to 72 separate golf associations that are large enough to file tax information with the Internal Revenue Service (IRS), but many are smaller golf club groups and foundations. This includes two large foundations – Golf Gives Back and the Indiana Golf Foundation. NGF research from IRS documents shows the total revenue generated from these Indiana golf associations and foundations was \$5.15 million in 2021.



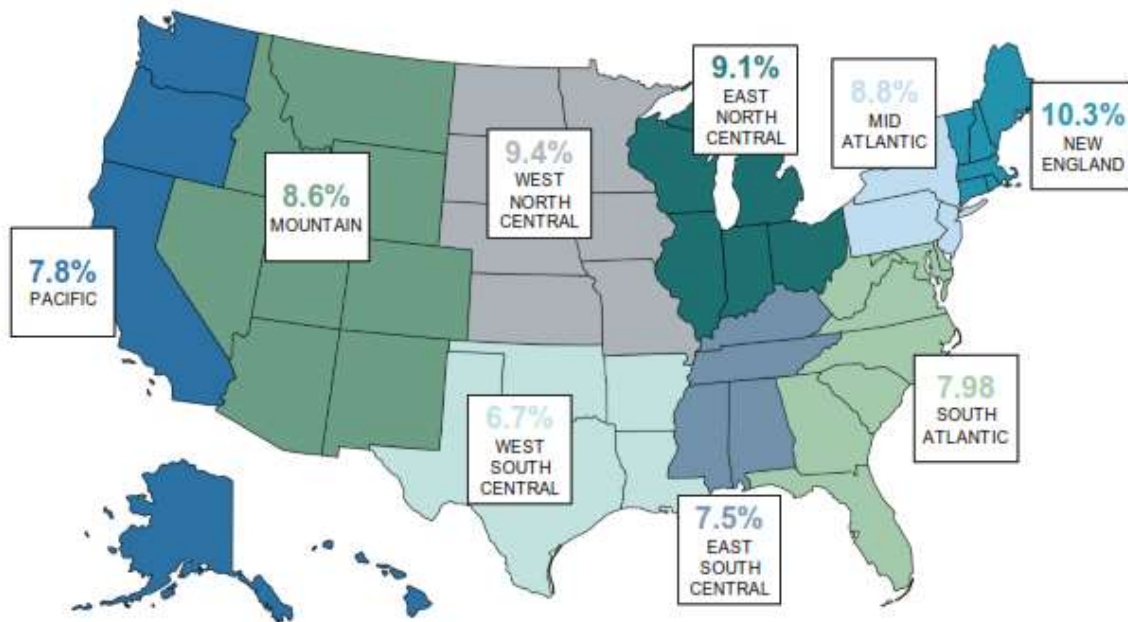


GOLF MARKET

2023 GOLF PARTICIPATION IN THE U.S.

On-Course Golf Participation by Region

U.S. Individuals, Age 6+



Source: NGF

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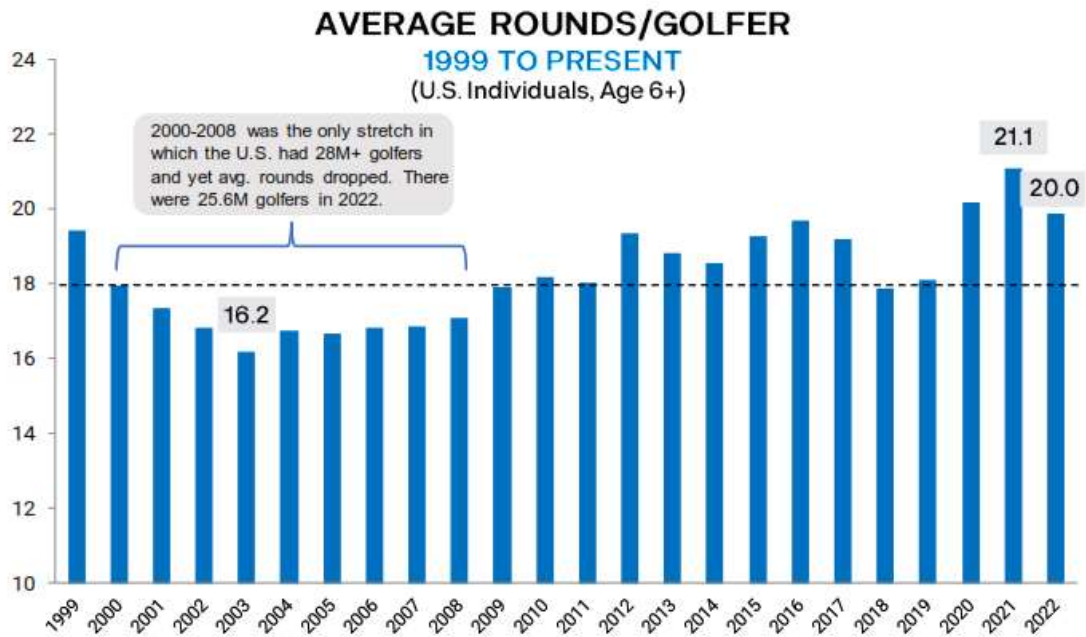
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GOLF MARKET

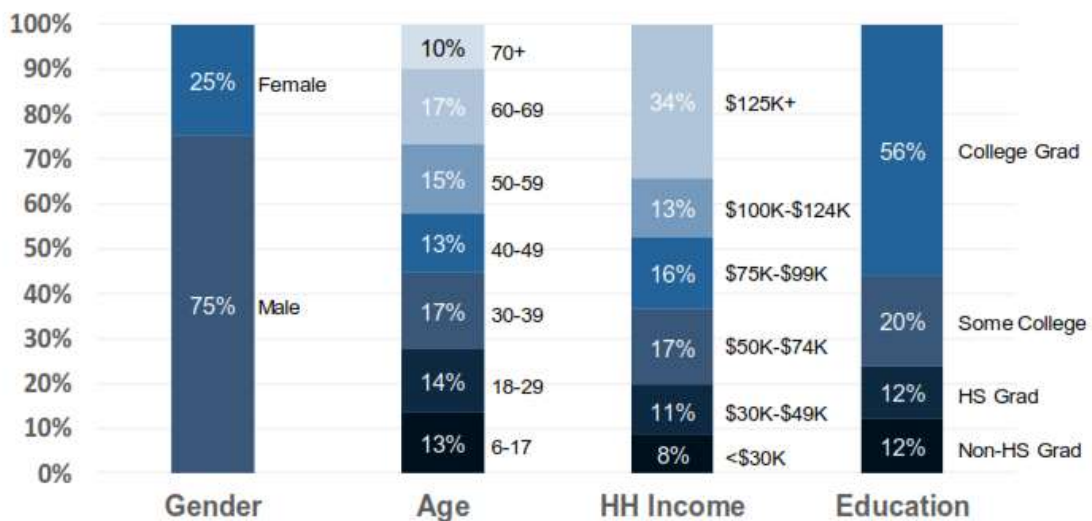
2023 GOLF PARTICIPATION IN THE U.S.

On-Course Golf Participation



On-Course Golfer Demographics

U.S. Individuals, Age 6+



Source: NGF



GOLF MARKET

### All U.S. Golfers (On-Course)

NUMBER (in millions)	2018	2019	2020	2021	2022
All golfers age 6+	24.2	24.3	24.8	25.1	25.6

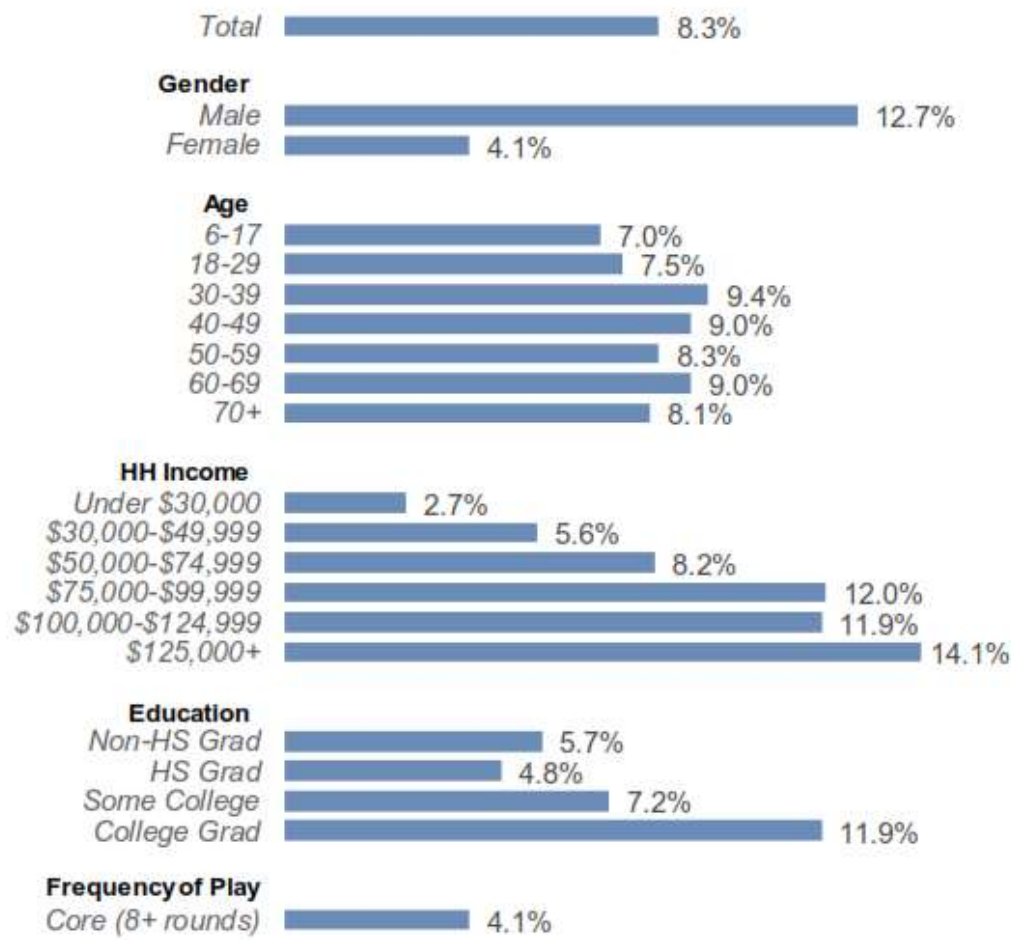
  

AVERAGES	Male	Female	Total
All golfers age 6+	44.8	39.5	43.4
Age			
Household Income	\$100,450	\$107,410	\$102,105
Annual Rounds	20.8	17.5	20.0

Source: NGF

### PARTICIPATION RATE (Percent of the population age 6+)

	Number of Golfers (000)	Percent of Golfers
Total	25,556	100.0%
<b>Gender</b>		
Male	19,141	74.9%
Female	6,415	25.1%
<b>Age</b>		
6-17	3,407	13.3%
18-29	3,678	14.4%
30-39	4,397	17.2%
40-49	3,307	12.9%
50-59	3,926	15.4%
60-69	4,365	17.1%
70+	2,477	9.7%
<b>HH Income</b>		
Under \$30,000	2,135	8.4%
\$30,000-\$49,999	2,860	11.2%
\$50,000-\$74,999	4,394	17.2%
\$75,000-\$99,999	4,062	15.9%
\$100,000-\$124,999	3,313	13.0%
\$125,000+	8,793	34.4%
<b>Education</b>		
Non-HS Grad	3,117	12.2%
HS Grad	2,969	11.6%
Some College	5,155	20.2%
College Grad	14,316	56.0%
<b>Frequency of Play</b>		
Core (8+ rounds)	12,565	49.2%



GOLF MARKET

## Core Golfers (8+ rounds per year)

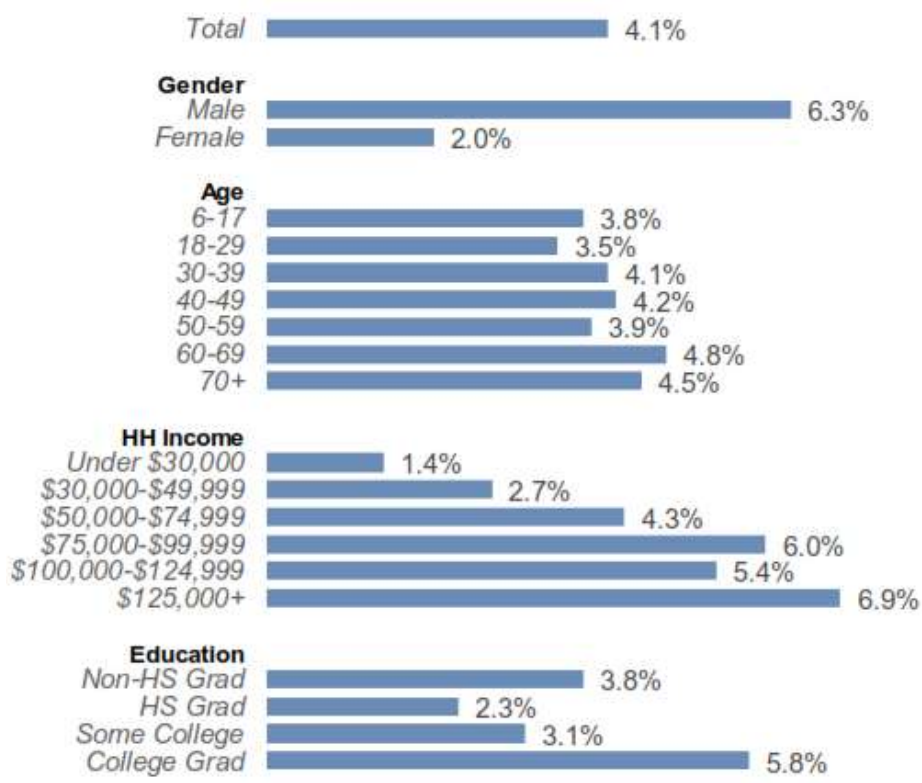
NUMBER (in millions)	2018	2019	2020	2021	2022
Core golfers age 6+	12.5	12.8	12.7	12.6	12.6

AVERAGES	Male	Female	Total
Core golfers age 6+			
Age	47.9	42.7	46.7
Household Income	\$103,970	\$115,065	\$106,848
Annual Rounds	37.1	35.2	36.7

Source: NGF

### PARTICIPATION RATE (Percent of the population age 6+)



Number of Core Golfers (000)	Percent of Core Golfers
12,590	100.0%
9,474	75.3%
3,116	24.7%
1,869	14.8%
1,706	13.6%
1,919	15.2%
1,557	12.4%
1,856	14.7%
2,302	18.3%
1,381	11.0%
1,068	8.5%
1,381	11.0%
2,309	18.3%
2,026	16.1%
1,511	12.0%
4,296	34.1%
2,053	16.3%
1,405	11.2%
2,178	17.3%
6,955	55.2%



GOLF MARKET

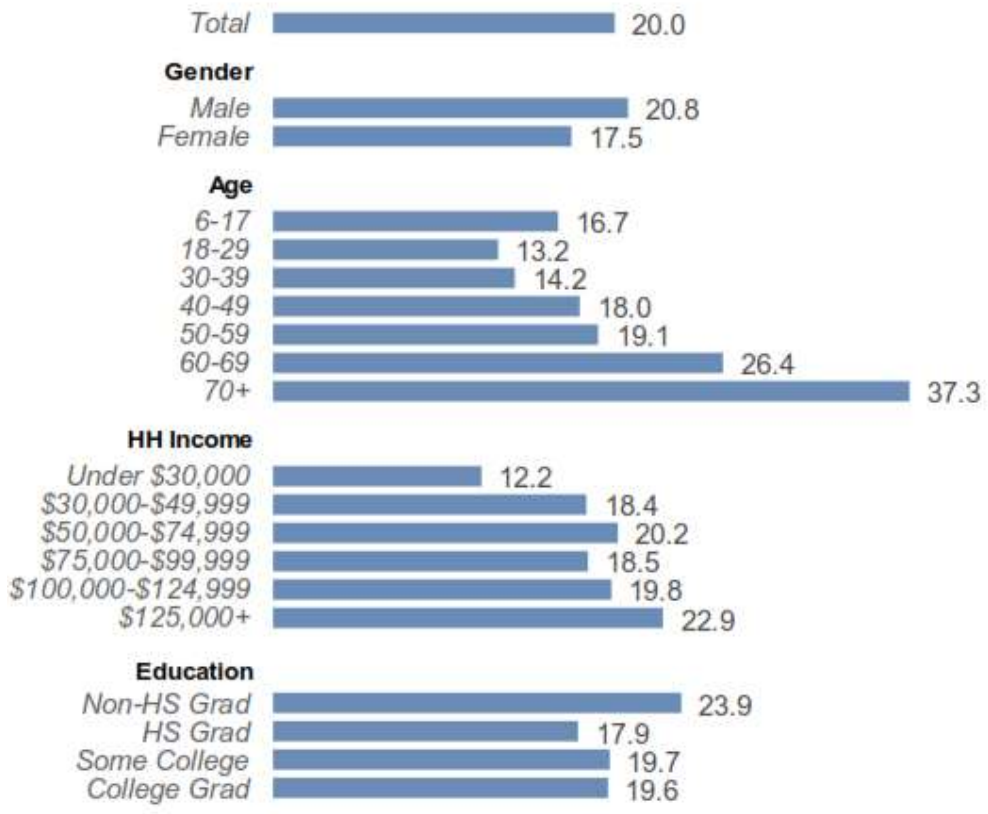
# 2022 Rounds Played

NUMBER (in millions) Rounds Played	2018	2019	2020	2021	2022
	434.1	440.6	501.8	529.4	509.8

After two of the wettest years on record in 2018 and 2019, the past three years have seen a resurgence in play that was further accentuated by the pandemic. It marks the first time in two decades there have been three consecutive years with over 500 million rounds played.

Source: NGF

## AVERAGE ANNUAL ROUNDS (By golfer segment)



Number of Rounds (Millions)	Percent of all Rounds
509.8	100.0%
397.5	78.0%
112.3	22.0%
56.7	11.1%
48.6	9.5%
62.6	12.3%
59.5	11.7%
74.8	14.7%
115.2	22.6%
92.3	18.1%
26.1	5.1%
52.6	10.3%
88.8	17.4%
75.2	14.7%
65.4	12.8%
201.7	39.6%
74.5	14.6%
53.1	10.4%
101.6	19.9%
280.7	55.1%

GOLF MARKET

# Regional Profiles

	Participation Rate	Number of Golfers (000)	Percent of Golfers	Average Annual Rounds	Total Annual Rounds (Millions)
New England	10.3%	1,460	5.7%	17.8	26.0
Middle Atlantic	8.8%	3,473	13.6%	15.1	52.4
East North Central	9.1%	3,998	15.6%	21.4	85.5
West North Central	9.4%	1,902	7.4%	22.3	42.5
South Atlantic	7.8%	4,865	19.0%	23.5	114.1
East South Central	7.5%	1,367	5.4%	14.9	20.4
West South Central	6.7%	2,564	10.0%	16.6	42.5
Mountain	8.6%	2,038	8.0%	25.1	51.2
Pacific	7.8%	3,884	15.2%	19.4	75.2
<b>Total</b>	<b>8.3%</b>	<b>25,551</b>	<b>100.0%</b>	<b>20.0</b>	<b>509.8</b>

Source: NGF





GOLF MARKET

**Golf Accessibility by State/Region**

State and Region	2020 Population	TOTAL			Public			Private		
		Holes	Pop. Per 18 Holes	Rank	Holes	Pop. Per 18 Holes	Rank	Holes	Pop. Per 18 Holes	Rank
Illinois	12,812,508	9,570	24,099	22	7,149	32,260	25	2,421	95,260	21
Indiana	6,785,528	6,291	19,415	35	5,139	23,767	39	1,152	106,024	14
Michigan	10,077,331	12,993	13,961	44	11,022	16,457	44	1,971	92,030	22
Ohio	11,799,448	10,083	21,064	32	7,590	27,983	33	2,493	85,195	26
Wisconsin	5,893,718	7,473	14,196	43	6,474	16,387	43	999	106,193	15
<b>East North Central</b>	<b>47,368,533</b>	<b>46,410</b>	<b>18,372</b>		<b>37,374</b>	<b>22,814</b>		<b>9,036</b>	<b>94,360</b>	
<b>U.S. Totals</b>	<b>331,449,353</b>	<b>237,084</b>	<b>25,164</b>		<b>169,078</b>	<b>35,286</b>		<b>68,006</b>	<b>87,729</b>	

**Courses by State**

Source: NGF

State	Total	DF	MU	PR	DF by %	MU by %	PU %	PR by %	Value	Standard	Premium	Private	9	18	Other
Indiana	414	265	74	75	64%	18%	82%	18%	178	138	23	75	129	285	

**Total Facility Supply by State/Region**

State and Region3	Regulation		Executive		PAR-3		Alternative		HOLES							Total Facilities
	Only	All	Only	All	Only	All	Only	All	9	18	27	36	45 or more	Other		
Illinois	526	535	30	35	17	21	1	1	166	378	24	8	6	1	582	
Indiana	323	334	18	23	10	18	0	0	73	256	24	8	2	0	363	
Michigan	656	674	22	30	7	18	2	3	120	493	55	25	10	3	703	
Ohio	534	542	29	31	11	17	0	0	104	433	29	14	1	1	581	
Wisconsin	382	396	29	33	21	31	0	2	138	258	28	12	5	6	441	
<b>East North Central</b>	<b>2,421</b>	<b>2,481</b>	<b>128</b>	<b>152</b>	<b>66</b>	<b>105</b>	<b>3</b>	<b>6</b>	<b>601</b>	<b>1,818</b>	<b>160</b>	<b>67</b>	<b>24</b>	<b>11</b>	<b>2,681</b>	

GOLF AS INVESTMENT

Source KPMG

**RealtyRates.com INVESTOR SURVEY - 1st Quarter 2023\***  
**CURRENT & HISTORICAL CAP RATE INDICES**

**Method-Weighted\* Property Category Indices**

Year	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MHRV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices	
	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP	Rate	BP
	Chg		Chg		Chg		Chg		Chg		Chg		Chg		Chg		Chg		Chg		Chg		Chg	
2022	7.39	16	11.56	17	8.64	26	8.95	36	9.90	22	9.27	35	8.88	39	9.02	17	11.50	39	9.59	35	11.61	40	9.32	28
4th Qtr	8.49	51	11.95	34	9.20	54	9.49	52	10.46	57	9.83	53	9.45	57	9.56	52	12.28	86	10.16	56	12.19	57	9.88	55
3rd Qtr	7.98	6	11.62	8	8.66	10	8.97	8	9.89	3	9.30	10	8.88	6	9.04	7	11.42	9	9.60	6	11.63	11	9.33	7
2nd Qtr	7.93	37	11.54	40	8.56	43	8.89	43	9.86	48	9.20	46	8.82	45	8.96	43	11.33	35	9.54	48	11.51	42	9.26	43
1st Qtr	7.55	8	11.14	14	8.13	13	8.46	15	9.38	7	8.74	16	8.37	10	8.54	-8	10.98	15	9.05	16	11.09	7	8.83	8
2021	7.83	-59	11.39	-64	8.38	-64	8.60	-59	9.68	-84	8.92	-65	8.49	-55	8.85	-53	11.11	-46	9.24	-62	11.21	-44	9.04	-60
2020	7.50	-43	11.08	-48	8.10	-48	8.32	-40	9.40	-47	8.63	-46	8.16	-38	8.58	-35	10.81	-39	8.91	-49	10.91	-29	8.75	-41
2019	7.92	-50	11.56	-47	8.58	-44	8.72	-47	9.86	-66	9.08	-48	8.54	-50	8.93	-45	11.20	-37	9.40	-46	11.20	-45	9.15	-49
2018	8.42	26	12.02	30	9.01	14	9.19	23	10.53	25	9.56	30	9.04	10	9.38	20	11.57	15	9.86	29	11.64	40	9.64	22
2017	8.16	4	11.73	-2	8.87	-6	8.96	-12	10.28	5	9.26	11	8.94	-22	9.19	-8	11.42	-15	9.57	-9	11.25	4	9.42	-6
2016	8.13	-2	11.75	6	8.92	12	9.08	15	10.22	0	9.15	15	9.16	16	9.27	12	11.57	-10	9.67	14	11.21	10	9.48	9
2015	8.15	-9	11.69	-14	8.80	-9	8.93	-10	10.22	-20	8.99	-18	9.00	-6	9.15	-11	11.66	-13	9.52	-22	11.11	-12	9.40	-12
2014	8.24	-15	11.83	-9	8.89	-1	9.03	-4	10.43	-17	9.17	-5	9.06	-22	9.26	15	11.79	-6	9.75	-20	11.24	14	9.52	-7
2013	8.39	14	11.92	-14	8.90	5	9.07	-2	10.60	3	9.22	14	9.28	-19	9.11	-4	11.86	9	9.95	-24	11.10	1	9.58	-2
2012	8.25	-35	12.07	6	8.85	-36	9.09	-40	10.57	-24	9.08	-39	9.47	3	9.15	-13	11.77	6	10.19	-49	11.09	-4	9.60	-21
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.85	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	

\* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey  
 \*\* Further weighted by property category

\*4th Quarter 2022 Data



CONTACT INFORMATION

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Any projections or pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

The information herein contained has been obtained from sources believed reliable. While we do not doubt its accuracy, SVN FIRST COAST Commercial Real Estate Specialist makes no warranty or representation as to its accuracy and completeness. The information contained herein is therefore possibly subject to errors, omission and commission. Any prospective purchaser should conduct a careful and independent investigation of the property to determine to its satisfaction the suitability of the property to its investment needs. For tax or legal advice, one should consult a Certified Public Accountant or attorney.





Sign scan and email: kbissell@svn.com  
 Or Fax to 904-281-0998 Attn: Kathy Bissell

**Confidentiality Agreement**

This confidentiality Agreement will confirm our mutual understanding in connection with SVN First Coast Commercial Real Estate Specialists -- Golf Course Sales providing, and your receipt of information regarding Tameka Woods Golf Course, Trafalgar, IN, referred herein as (The "Company").

1. "Information" means all oral or written data, reports, records or materials obtained from us or the Company, including the name, address and type of business of the Company, the knowledge that the Company may be considering a sale, or even the fact that information is being provided.
2. Information is being furnished solely in connection with your consideration of the acquisition of the Company and shall be treated as "secret" and confidential, and no portion of it shall be disclosed to others, except to your employees and agents whose knowledge of the information is required to evaluate the Company as a potential acquisition and who shall assume the same obligations as you under this Agreement. The undersigned hereby assumes full responsibility for the compliance of such employees or agents to the terms of this Agreement. The undersigned further agrees that it will not interfere with any business of the Company through the use of any information or knowledge acquired under this Agreement.
2. It is understood that the Company is the intended party and beneficiary whose rights are being protected and may enforce the terms of this Confidentiality Agreement as if it were a party to the Agreement.
4. All information shall be promptly returned or destroyed, as directed by with SVN First Coast Commercial Real Estate Specialists.
5. It is understood that (a) no representation or warranties are being made as to the completeness or accuracy of any information and (b) any and all representation and warranties shall be made solely by the Company in a signed acquisition agreement or purchase contract and then be subject to the provisions thereof.
6. The undersigned acknowledges the responsibility to perform a due diligence review at his own cost and expense prior to any acquisition.
7. The undersigned agrees not to circumvent with SVN First Coast Commercial Real Estate Specialists in transactions involving the company for a period of two years from the date of signature on this document.
8. In the event the undersigned or any of our affiliated or subsidiaries purchase the property, SVN will look to the Seller for commission. I/we agree to insert into any agreement to purchase or joint venture a commission of 4% per cent of the sale price into the purchase and sale agreement, to be paid to SVN First Coast Commercial Real Estate Specialists at closing. The total purchase price shall include any new or purchase money mortgages, assumed mortgages, leases, joint ventures and "taken subject to" mortgages. Said commission shall be due and payable at closing and transfer of title.
9. The laws of the State of Florida shall govern this agreement.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of Individual \_\_\_\_\_ Title \_\_\_\_\_

Company: \_\_\_\_\_ Email: \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

City, Sate, Zip \_\_\_\_\_ Fax \_\_\_\_\_