

The Links at Carillon Plainfield, Illinois



Asking Price - \$6,800,000



The Links at Carillon



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Designed by Greg Martin, The Links at Carillon is the 27-hole centerpiece of the Carillon Residential Community that features over 2,200 homes.

Profitable golf course with with EBITDA over \$900,000 in 2023 and 2024. Also includes snowplowing business and associated equipment.

The Links at Carillon features a 10,700 square foot clubhouse with a proshop, full kitchen, bar and a tent/pavillion that can host up to 300 guests for banquets/weddings.

The golf course has easy access to Interstate 55 and is well regarded by local golfers as a fun, fair test of golf.

Ownership has expanded the business at Carillon so that the property also receives income for maintaining local communities landscaping and performs snowplowing for communities in the area. Both of these profit centers are quite profitable.



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- 10,700 square foot clubhouse with Pro Shop, Snack Bar, Restrooms and Offices. Includes a 5,000 square foot pavilion for outings and banquets
- Irrigation water pumped from 2 wells
- Automatic Toro irrigation system
- 100 Gas EZGO Golf Carts - leased
- Outdoor Pavilion for Banquets and Events
- 10 Tee Driving Range and Extensive Practice Area
- Full Maintenance Equipment list upon request



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The Links at Carillon
21200 S Carillon Rd Plainfield IL
Acreage: approximately 300
Opened for play: 1990
Architect: Greg Martin
Website: www.carillongolf.com

The 9-hole "Blue Course " features 3,153 yards of golf from the longest tees for a par of 35. The course rating is 34.6 and it has a slope rating of 60 on Bent grass. The Blue Course opened in 1996.

The 9-hole "Red Course " features 3,421 yards of golf from the longest tees for a par of 36. The course rating is 35.7 and it has a slope rating of 61 on Bent grass. The Red Course opened in 1990.

The 9-hole "White Course " features 3,478 yards of golf from the longest tees for a par of 36. The course rating is 36 and it has a slope rating of 61 on Bent grass. The White Course opened in 1990.



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INVESTMENT OPPORTUNITY

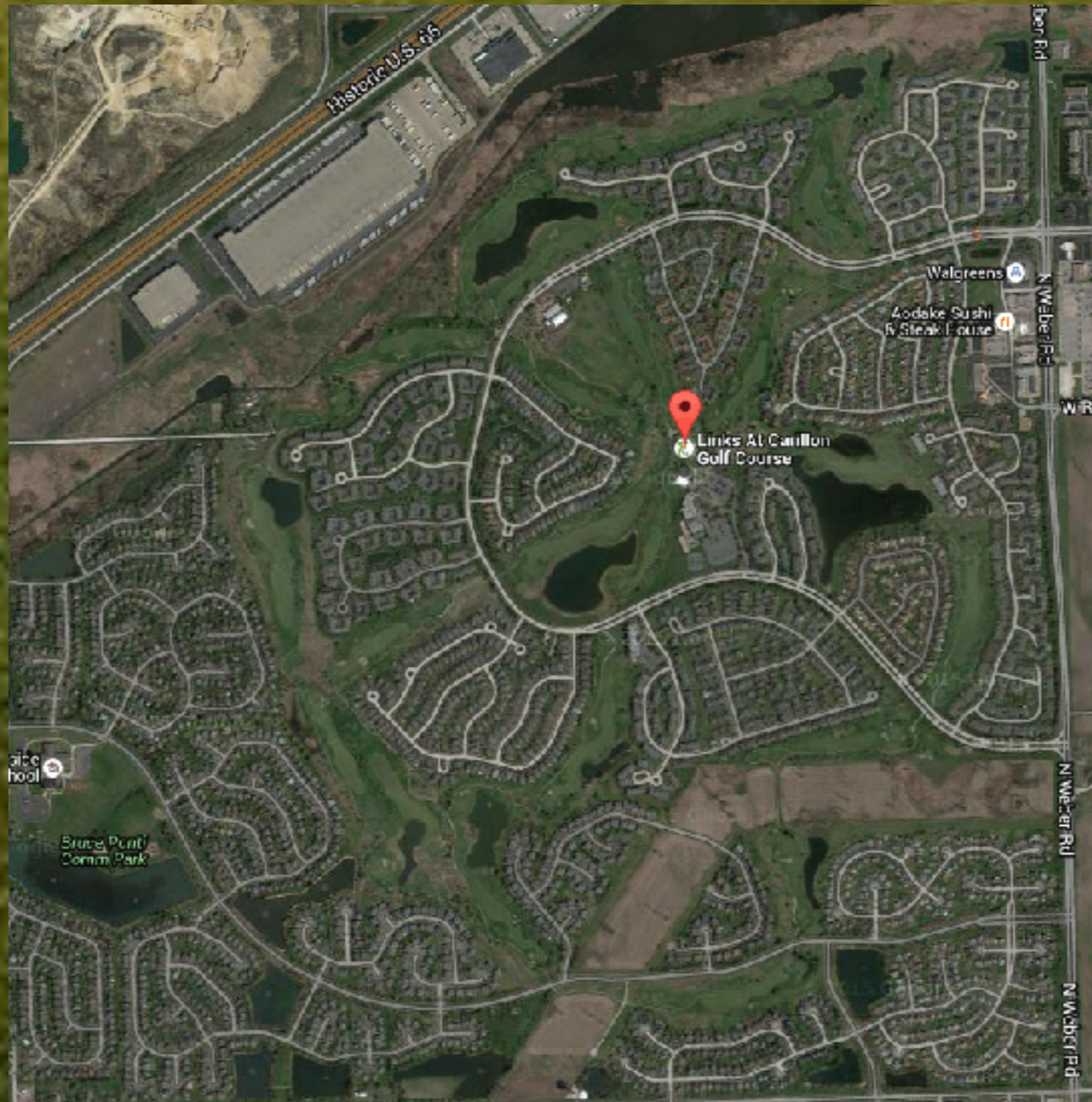
- Profitability - EBITDA over \$900,000 in 2023 and 2024
- Location – The Links at Carillon is located 45 minutes from downtown Chicago
- Location – There are over 2 million people within 20 miles of The Links at Carillon
- Profitable - The golf course is profitable and the off season snow plowing business is thriving.
- Reputation - The clubhouse and pavilion are highly sought after for weddings and outings.
- Opportunity - The tent/pavilion can host up to 30 guests
- Opportunity – The Food & Beverage operation is independently operated and barely contributes the bottom line. A new owner can operate F&B themselves or bring in new operator
- Opportunity – To increase rounds and revenue through a more aggressive marketing/advertising program
- Opportunity – To increase rounds and revenue with a more effective tee sheet management system that more efficiently utilizes the 27 holes.
- Opportunity - To substantially increase the off season snow plowing business by targeting the warehouses in the area along with other residential communities.



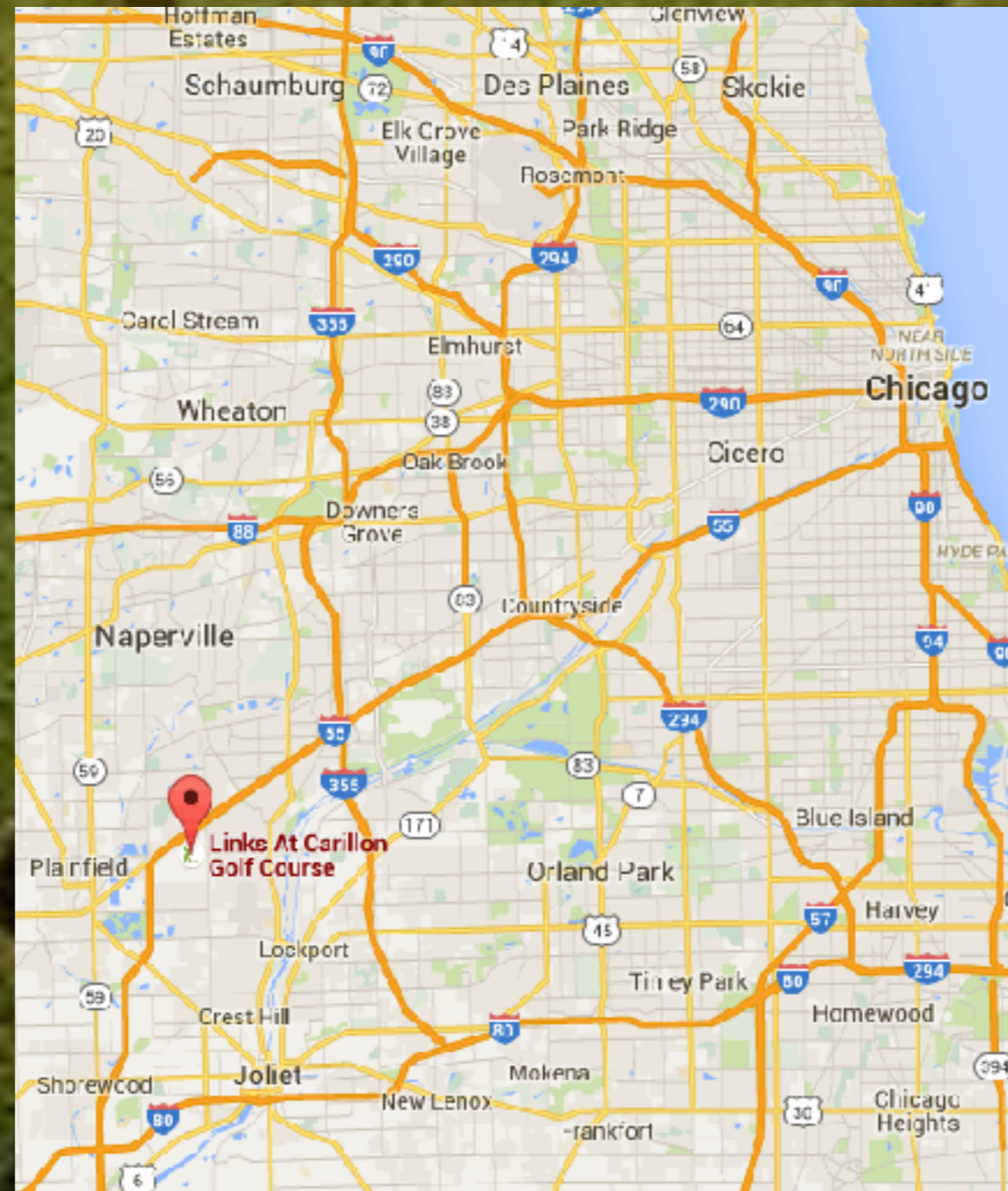
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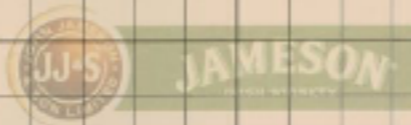
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BLUE COURSE											
1	2	3	4	5	6	7	8	9	OUT	TOT	
347	505	410	203	545	165	376	180	382	3153		
372	464	384	172	513	140	368	156	368	2929		
354	442	371	157	500	130	344	143	330	2721		
320	430	280	140	475	110	305	125	315	2500		
313	423	272	132	470	100	297	120	307	2436		
9/10	3/4	5/6	13/14	1/2	17/18	11/12	15/16	7/8			
											
4	5	4	3	5	3	4	3	4	35		
1:13	1:30	1:44	1:54	1:11	1:21	1:34	1:42	1:58			
RED COURSE											
HOLE	1	2	3	4	5	6	7	8	9	OUT	TOT
BLACK	545	340	419	203	485	345	172	410	376	342	
BLUE	505	324	386	183	391	313	156	385	358	3199	
WHITE	466	305	357	170	374	493	127	360	341	2952	
GREEN	440	280	335	125	305	415	105	330	315	2889	
RED	432	278	320	118	321	405	93	322	300	2811	
TEQUILA/AVION	3/4	13/14	5/6	17/18	7/8	11/12	15/16	9/10	11/12		
											
PAR	5	4	4	3	4	5	3	4	4	36	
1:13	1:30	1:44	1:54	1:11	1:21	1:34	1:42	1:58			
WHITE COURSE											
1	2	3	4	5	6	7	8	9	OUT	TOT	
341	527	171	415	435	207	388	426	568	3478		
330	504	147	381	395	182	376	415	510	3240		
308	493	116	352	381	173	346	395	494	3058		
275	465	101	330	365	145	315	375	440	2811		
268	454	91	324	355	139	306	364	432	2733		
13/14	1/2	17/18	9/10	5/6	15/16	11/12	7/8	3/4			
											
4	5	3	4	4	3	4	4	5	36		
1:13	1:30	1:39	1:53	1:07	1:18	1:32	1:46	2:01			



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All offers will be reviewed by The Owner and consideration will be given to offers that meet the following criteria

- Offer Price
- Financial Strength
- Ability to close
- Absence of Contingencies
- Timing of Due Diligence

ALL OFFERS MUST BE PRESENTED IN WRITING AND SHOULD INCLUDE:

- Purchase Price
- Proof of Funds
- Amount of Earnest Money Deposit
- Due Diligence Period
- Closing Date
- A List of Contingencies Required to Close the Transaction

SITE INSPECTIONS

- Prospective purchasers are encouraged to visit the property prior to submitting Letter of Intent
- All tours will be set up by Links Capital Advisors
- Please do not contact on-site management or staff without prior approval.



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