

*Presented By:*

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Mesa, Arizona

# DISCLAIMER

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## WELCOME TO THE LITTLE OASIS GOLF CLUB

**THE LITTLE OASIS GOLF CLUB**

- Please keep all carts 30 yards away from GREENS and LAKES.
- Please do not drive onto the tee boxes.
- OUT OF BOUNDS are defined by fences and roads.
- Lakes are defined as LATERAL WATER HAZARDS.
- A ball that crosses a POWER LINE must be replaced - no penalty.
- Distances are measured from the ball, whether to the center of the green.
- Please allow faster groups to play through.

**ALL GOLFERS ARE REQUIRED TO HAVE A SET OF GOLF CLUBS**

Hole #	1	2	3	4	5	6	7	8	9	Total
White Tees	239	111	255	93	229	161	133	101	117	1386
Red Tees	206	99	176	86	219	93	127	88	106	1200
Handicap	5	8	1	9	3	2	4	7	6	
Par	4	3	4	3	4	3	3	3	3	30

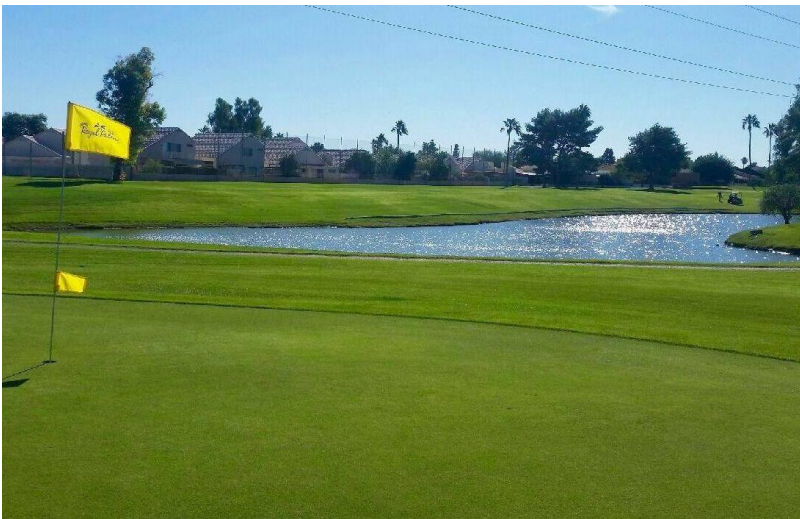


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# INTRODUCTION

The National Golf Foundation has recently stated that development of additional short courses across the country is required in order to satisfy the growing number of new golfers. Given the number of rounds played at Little Oasis (50,000+), this is the type of property they are talking about!

Little Oasis Golf Club has a fun and challenging Links style 9-hole layout that will bring satisfaction to every player. There are three Par-4's and six Par-3's with water and bunkers on 6 of the 9 holes. With a Par of 30, low scores aren't as common as one would think because of the narrow fairways and water hazards. Little Oasis will challenge even the most skilled player which in turn provides a great golf experience. This course is a perfect place for beginners and family members to come out and enjoy themselves.

Located in the city of Mesa, the track is a risk-and-reward style layout and due to its length, is suitable for all skill levels of golfer. Although it is a short course, there are challenges to keep golfers on their toes. The two lakes that form water hazards come into play on over half of the holes. It also has strategically placed sand bunkers throughout the entire design that can affect shots.

Whether it's your first time picking up a club or you're just looking to fine-tune your game, the practice facility at Little Oasis is great for all golfers! The facility features two large greens complete with sand traps and simulated fairways. Range balls are included with a tee time or can be rented separately for unlimited practice.

Little Oasis Golf Club is the perfect acquisition for a golf professional or first-time buyer due to lack of overhead and employee cost. The course is projected to have more than 50,000 rounds played in the 2025 fiscal year (ending in September). Its cash flow, for a 9-hole course, is excellent and is a tribute to its popularity in the Mesa/Scottsdale market.



# I. EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY

**Location:** Little Oasis Golf Club  
1415 E McKellips Road  
Mesa, AZ 85203

**Site:** The Little Oasis Golf Club is a 1,326-yard, par 30 daily-fee course built on a 13-acre parcel and is the focal point of the surrounding Royal Palms Community. The track is a family-owned, executive 9-hole golf course built in the early 1970s as a retention area for neighborhood runoff. It features three par-4s and six par-3s. With narrow fairways, water features and bunkers affecting 6 out of the 9 holes, the course offers a quick but challenging links-style design that is highly popular for local leagues and casual play.

**Parcel #s:** 136-27-574A, 136-32-087, 136-32-089B, 136-32-101A, 136-32-109A, 136-32-084G and H

**Zoning:** Single Residential with a Planned Area Development Overlay (RS-6).

**Deed Restriction:** There is a restrictive covenant that runs with the land detailing that Little Oasis must remain a golf course until October of 2030. After that, the owner can pay \$1,750,000 to prior owner to remove that stipulation.

**Community:** The Royal Palms Community

**Parcel #s:** 176-07-108B; 176-07-109 331; 176-08-481B; 176-08-498A; 176-

**Year Opened:** 1970

**Architect:** David Gill





# EXECUTIVE SUMMARY

**Water:** Little Oasis receives water from the Salt River Project. At a cost of only \$17,000 annually, the unusually inexpensive water offers a considerable competitive advantage.

**Clubhouse:** Built in 1970 but recently updated, the functional, 1,300 square foot clubhouse includes a considerable pro shop, restrooms, simple food & beverage and interior/exterior seating areas overlooking the 1<sup>st</sup> hole.

**Rounds Played:** 2025  
50,009

**Yardages:**

<u>Tees:</u>	<u>Par:</u>	<u>Yardage:</u>	<u>Rating/Slope:</u>
White:	30	1,326 yards	26.1 / 98.0
Red:	30	1,200 yards	26.1 / 98.0

**Carts:** The course leases eight 2024 Yamaha carts with lithium-ion batteries. An additional 15 EZGO carts with lithium batteries and four owned electric ClubCars round out the fleet.

**Cart Paths:** Crushed stone cart paths run throughout the course from tee to green.

**Practice Facilities:** Whether it's your first time picking up a club or you're just looking to fine-tune your game, the practice facility at Little Oasis is great for all golfers. The facility features two large greens complete with sand traps and simulated fairways (hitting bays). Range balls are included with a tee time or can be rented separately for unlimited practice.



THE  
**LITTLE OASIS**  
GOLF CLUB

# EXECUTIVE SUMMARY

<b>Rates:</b>	<u>Weekday</u>	<u>Weekend</u>
	-----Peak Season-----	
Walking:	\$29.00	\$34.00
Riding:	\$35.00	\$40.00
	-----Summer-----	
Walking:	\$20.00	\$22.00
	\$27.00	\$29.00

**Irrigation System:** Little Oasis has two separate lakes and each features a 50-HP pump and 5-HP fountain pump with a six-inch discharge for aeration.

**Maintenance Building:** The approximately 1,200 square foot maintenance facility is located adjacent to the 6<sup>th</sup> hole and has a secure yard. The building offers storage, office space and restroom.

**Grass:** Fairways, tees and greens are covered with Bermuda 328 grass. All 9 holes are overseeded with Rye grass prior to the winter season.

**Liquor License:** Little Oasis has a Series 7 liquor licenses allowing for the sale of alcoholic beverages in the clubhouse.

**Asking Price:** \$2,995,000 cash





# II. FINANCIALS



# Fiscal Year 2025 Profit & Loss Statement

	Proected										TOTAL	
	Nov 30, 25	Dec 31, 25	Jan 31, 26	Feb 28, 26	Mar 31, 26	Apr 30, 26	May 31, 26	Jun 30, 26	July 31, 26	Aug 31, 26		Sept 30, 26
<b>Income</b>												
<b>4050 - Credit Card Surcharge</b>	0.00	1,553.59	2,986.93	2,564.06	2,179.18	1,237.75	685.39	0.00	0.00	0.00	0.00	11,206.90
<b>4100 - Golf Operations Income</b>												
<b>4120 - Green Fees</b>	41,240.97	89,431.50	123,881.31	140,407.00	134,631.91	70,339.52	41,375.50	20,000.00	20,000.00	20,000.00	30,000.00	777,663.23
<b>4130 - Cart Fees</b>	5,349.60	9,165.20	13,152.00	15,142.96	15,248.00	9,971.10	6,291.02	0.00	0.00	0.00	0.00	81,631.78
<b>4140 - Range Fees</b>	0.00	18.50	177.87	232.92	181.16	217.51	102.05	0.00	0.00	0.00	0.00	1,110.30
<b>4150 - Club Rental</b>	0.00	78.50	252.39	595.20	659.40	565.20	282.60	0.00	0.00	0.00	0.00	2,433.29
<b>4186 - Merchandise</b>	2,056.63	3,260.48	2,792.60	2,579.89	2,660.51	2,680.54	1,615.95	0.00	0.00	0.00	0.00	21,526.02
<b>Total 4100 - Golf Operations Income</b>	48,647.20	101,954.18	140,256.17	158,957.97	153,380.98	83,773.87	49,667.02	20,000.00	20,000.00	20,000.00	30,000.00	884,364.62
<b>4200 - Food &amp; Beverage Income</b>												0.00
<b>4205 - Food</b>	133.51	276.78	351.12	334.01	371.55	297.99	251.79	0.00	0.00	0.00	0.00	2,173.20
<b>4210 - Beer</b>	0.00	0.00	149.14	1,902.74	1,903.02	1,917.85	1,020.89	0.00	0.00	0.00	0.00	6,893.64
<b>4240 - Soda, Water, Juice</b>	524.81	1,064.26	958.50	1,008.13	1,534.97	959.43	824.81	0.00	0.00	0.00	0.00	7,644.97
<b>Total 4200 - Food &amp; Beverage Income</b>	658.32	1,341.04	1,458.76	3,244.88	3,809.54	3,175.27	2,097.49	0.00	0.00	0.00	0.00	16,711.81
<b>4400 - Cash Over / Short</b>	-3.84	-169.91	23.39	1.56	-1.60	-10.84	0.00	0.00	0.00	0.00	0.00	23.10
<b>Total Income</b>	49,301.68	104,678.90	144,725.25	164,768.47	159,368.10	88,176.05	52,449.90	20,000.00	20,000.00	20,000.00	30,000.00	912,306.43
<b>Cost of Goods Sold</b>												0.00
<b>5000 - COGS - Golf Shop</b>												0.00
<b>5010 - Merchandise</b>	911.95	2,156.88	2,351.28	0.00	967.14	0.00	3,253.02	0.00	0.00	0.00	0.00	13,140.27
<b>Total 5000 - COGS - Golf Shop</b>	911.95	2,156.88	2,351.28	0.00	967.14	0.00	3,253.02	0.00	0.00	0.00	0.00	13,140.27
<b>5200 - COGS - F&amp;B</b>												0.00
<b>5205 - Food</b>	0.00	0.00	0.00	35.02	42.34	159.62	464.79	0.00	0.00	0.00	0.00	1,043.77
<b>5210 - Beer</b>	0.00	0.00	690.14	2,212.52	333.75	569.17	902.49	0.00	0.00	0.00	0.00	4,708.07
<b>5240 - Soda, Water, Juice</b>	114.27	864.85	0.00	1,639.69	305.70	309.19	0.00	0.00	0.00	0.00	0.00	3,634.76
<b>Total 5200 - COGS - F&amp;B</b>	114.27	864.85	690.14	3,887.23	681.79	1,037.98	1,367.28	0.00	0.00	0.00	0.00	9,386.60
<b>Total COGS</b>	1,026.22	3,021.73	3,041.42	3,887.23	1,648.93	1,037.98	4,620.30	0.00	0.00	0.00	0.00	22,526.87
<b>Gross Profit</b>	48,275.46	101,657.17	141,683.83	160,881.24	157,719.17	87,138.07	47,829.60	20,000.00	20,000.00	20,000.00	30,000.00	889,779.56
<b>Expense</b>												0.00
<b>6100 - Personnel Expense</b>												0.00
<b>6130 - Worker's Comp</b>	224.00	0.00	111.75	114.12	98.82	97.63	152.90	0.00	0.00	0.00	0.00	799.22
<b>6510 - Professional Studies</b>	0.00	500.00	0.00	154.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	654.78
<b>6570 - Payroll Taxes</b>	1,583.60	2,300.10	2,060.87	2,084.54	1,790.54	1,770.51	2,741.09	0.00	0.00	0.00	0.00	15,189.73
<b>Total 6100 - Personnel Expense</b>	1,807.60	2,800.10	2,172.62	2,353.44	1,889.36	1,868.14	2,893.99	0.00	0.00	0.00	0.00	16,643.73
<b>6800 - Labor</b>												0.00
<b>6805 - Salary</b>	11,192.30	17,692.30	18,153.84	16,615.38	10,615.38	10,615.38	16,246.15	0.00	0.00	0.00	0.00	102,169.19
<b>6848 - Hourly</b>	7,910.05	7,857.68	6,165.33	8,663.64	11,713.06	11,374.65	17,874.56	0.00	0.00	0.00	0.00	80,069.72
<b>6849 - Overtime</b>	0.00	71.73	95.64	39.85	119.55	286.32	565.15	0.00	0.00	0.00	0.00	1,985.09
<b>6875 - Bonus</b>	0.00	2,850.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,850.00
<b>6877 - Holiday</b>	0.00	0.00	474.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	474.98
<b>Total 6800 - Labor</b>	19,102.35	28,471.71	24,889.79	25,318.87	22,447.99	22,276.95	34,685.86	0.00	0.00	0.00	0.00	187,548.98
<b>Estimated expense</b>								50,000.00	50,000.00	50,000.00	0.00	150,000.00
<b>7100 - Advertising &amp; Promotion</b>	0.00	1,775.00	1,445.00	4,170.58	0.00	0.00	1,200.00	0.00	0.00	0.00	0.00	8,590.58
<b>7110 - Bank / CC Service Charges</b>	1,944.33	2,444.84	3,845.13	3,792.87	3,891.54	2,020.90	1,248.06	0.00	0.00	0.00	0.00	20,297.03
<b>7115 - Building R&amp;M</b>	6,847.45	8,276.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	0.00	0.00	15,323.45
<b>7118 - Casual Labor</b>	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,450.00
<b>7120 - Consulting / Legal</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,000.00
<b>7131 - Chemicals / Fertilizer</b>	0.00	0.00	820.64	0.00	2,429.14	0.00	0.00	0.00	0.00	0.00	0.00	3,249.78
<b>7135 - Maintenance Fuel</b>	18.50	750.73	59.05	2,361.03	993.93	797.79	390.73	0.00	0.00	0.00	0.00	5,528.54

# Fiscal Year 2025 Profit & Loss Statement

	Proected												TOTAL
	Oct 31, 25	Nov 30, 25	Dec 31, 25	Jan 31, 26	Feb 28, 26	Mar 31, 26	Apr 30, 26	May 31, 26	Jun 30, 26	July 31, 26	Aug 31, 26	Sept 30, 26	
7136 · Maintenance Irrigation	0.00	10,880.79	0.00	0.00	1,137.51	1,214.18	3,068.61	2,374.40	0.00	0.00	0.00	0.00	18,675.49
7140 · Maintenance Equipment Repair	279.04	54.00	3,196.36	0.00	2,642.85	3,818.15	2,974.68	0.00	0.00	0.00	0.00	0.00	12,965.08
7142 · Maintenance Course Supplies	0.00	551.55	1,035.17	277.45	3,558.52	262.85	1,590.76	0.00	0.00	0.00	0.00	0.00	7,276.30
7150 · Maintenance Sand / Seed / Soil	0.00	16,542.41	466.54	0.00	1,139.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,147.97
7210 · Dues & Subscriptions	748.57	0.00	250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	998.57
7260 · Golf / Range Supplies	23.50	0.00	580.00	925.95	0.00	574.36	0.00	0.00	0.00	0.00	0.00	0.00	2,103.81
7300 · Insurance	0.00	3,413.00	0.00	2,221.20	0.00	1,810.60	1,810.60	2,107.45	0.00	0.00	0.00	0.00	11,362.85
7305 · Interest	0.00	0.00	10,016.28	5,008.14	5,008.14	5,008.14	5,008.14	5,008.14	0.00	0.00	0.00	0.00	35,056.98
7306 · Janitorial	23.50	0.00	250.00	0.00	400.00	200.40	193.08	350.00	0.00	0.00	0.00	0.00	1,416.98
7310 · Office Supplies	1,274.28	14.63	350.00	0.00	862.28	673.96	42.34	1,076.00	0.00	0.00	0.00	0.00	4,293.49
7316 · Permits / Licenses / Fees	2,094.00	2,312.50	800.00	0.00	790.00	589.43	0.00	0.00	0.00	0.00	0.00	0.00	6,585.93
7317 · Pest Exterminators	0.00	395.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	395.00
7320 · Postage	280.00	0.00	400.00	0.00	800.00	200.00	0.00	459.00	0.00	0.00	0.00	0.00	2,139.00
7422 · Property Taxes	1,410.73	0.00	0.00	499.60	499.60	499.60	499.60	499.60	0.00	0.00	0.00	0.00	3,908.73
7510 · Security	0.00	0.00	0.00	0.00	4,937.67	912.15	0.00	38.99	0.00	0.00	0.00	0.00	5,888.81
7538 · Start Up Costs	2,411.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,411.50
7590 · Utilities													0.00
7591 · TV / Internet	1,952.88	517.28	245.51	243.15	0.00	486.22	243.03	242.99	0.00	0.00	0.00	0.00	3,931.06
7592 · Garb,potable H2O,Sewer	0.00	0.00	0.00	374.51	473.84	288.16	552.27	476.84	0.00	0.00	0.00	0.00	2,165.62
7593 · Gas & Electric	349.25	0.00	6,112.68	183.00	0.00	2,236.48	1,646.17	2,117.22	0.00	0.00	0.00	0.00	12,644.80
7594 · Irrigation Water	0.00	0.00	1,923.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,923.46
<b>Total 7590 - Utilities</b>	<b>2,302.13</b>	<b>517.28</b>	<b>8,281.65</b>	<b>800.66</b>	<b>473.84</b>	<b>3,010.86</b>	<b>2,441.47</b>	<b>2,837.05</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20,664.94</b>
<b>Total Expense</b>	<b>27,777.33</b>	<b>64,401.39</b>	<b>71,144.38</b>	<b>42,965.23</b>	<b>60,246.22</b>	<b>50,626.64</b>	<b>44,593.06</b>	<b>55,169.27</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>50,000.00</b>	<b>20,000.00</b>	<b>586,923.52</b>
<b>Net Ordinary Income</b>	<b>26,817.69</b>	<b>-16,125.93</b>	<b>30,512.79</b>	<b>98,718.60</b>	<b>100,635.02</b>	<b>107,092.53</b>	<b>42,545.01</b>	<b>-7,339.67</b>	<b>-30,000.00</b>	<b>-30,000.00</b>	<b>-30,000.00</b>	<b>10,000.00</b>	<b>302,856.04</b>
<b>Net Income</b>	<b>26,817.69</b>	<b>-16,125.93</b>	<b>30,512.79</b>	<b>98,718.60</b>	<b>100,635.02</b>	<b>107,092.53</b>	<b>42,545.01</b>	<b>-7,339.67</b>	<b>-30,000.00</b>	<b>-30,000.00</b>	<b>-30,000.00</b>	<b>10,000.00</b>	<b>302,856.04</b>

Add back 60,098  
84,000

Mortgage  
Management Fee

EBITDA: **446,156.72**

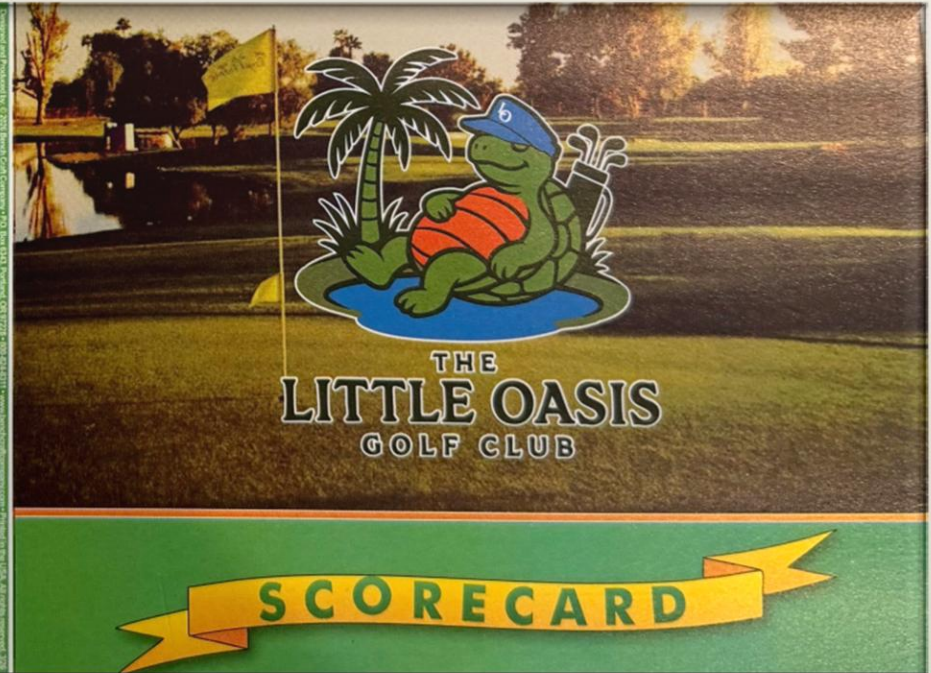




# III. SCORECARD



# SCORECARD



HOLE	1	2	3	4	5	6	7	8	9	TOTAL	HCP	NET
WHITE TEES	239	111	255	93	229	161	133	101	117	1326	26.1/98	
RED TEES	206	99	176	86	219	93	127	88	106	1200		
HANDICAP	5	8	1	9	3	2	4	7	6			
PAR	4	3	4	3	4	3	3	3	3	30		

- All Golfers are required to have a set of golf clubs.
- Please keep all carts 30 yards away from GREENS and LAKES.
  - Please do not drive onto the tee boxes.
- OUT OF BOUNDS are defined by fences and roads.
- Lakes are defined as LATERAL WATER HAZARDS.
- A ball that strikes a POWER LINE must be replayed- no penalty.
- Distances are measured from the ball washers to the center of the green.
  - Please allow faster groups to play through.

Scorer: \_\_\_\_\_ Time: \_\_\_\_\_  
 Attest: \_\_\_\_\_ Date: \_\_\_\_\_



# IV. LOCATION & AERIAL MAPS



# LOCATION MAP





# AERIAL LAYOUT



# AERIAL LAYOUT



