



TRENTON GOLF CLUB

TRENTON GOLF CLUB & DEVELOPMENT OPPORTUNITY

IDYLIC MOUNTAIN VALLEY GOLF COURSE COMMUNITY

TRENTON, GA

EXECUTIVE SUMMARY

LIPG
LEISURE INVESTMENT
PROPERTIES GROUP

PROPERTY TOURS

- ❖ All Tours Are by Appointment Only and Must be Arranged by the Leisure Investment Properties Group
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting Offer

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

TERMS OF SALE

THE PROSPECTIVE INVESTOR WILL BE SELECTED BY OWNER IN ITS SOLE AND ABSOLUTE DISCRETION BASED ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO:

- ❖ Offer Price
- ❖ Financial Strength
- ❖ Ability to Close in a Timely Fashion
- ❖ Absence of Contingencies
- ❖ Level of Property Due Diligence Completed

ALL OFFERS MUST BE PRESENTED IN WRITING AND INCLUDE:

- ❖ Purchase Price
- ❖ Source of Purchaser's Capital (Equity and Debt)
- ❖ Amount of Earnest Money Deposit
- ❖ Outline of the Proposed Schedule for Due Diligence and Closing (LIPG Will Provide Standardized LOI Template)
- ❖ Description of Any Physical or Environmental Assumptions Which Affect the Price Being Offered
- ❖ A List of Contingencies Required to Close the Transaction
- ❖ The Purchasing Entity Should Identify Principals
- ❖ Investor Summary
 - Resume Outlining Real Estate Owned and/or Management Experience of Comparable Properties
 - Proof of Funds (LIPG Will Provide a Template Letter)

LIPG will be available to coordinate on-site inspections for prospective investors and to answer any questions related to information contained in this Offering Memorandum.

DISCLAIMER AND AGREEMENT TO KEEP THE SUBSEQUENT INFORMATION CONTAINED HEREIN CONFIDENTIAL

Offering Memorandum and Due Diligence: Collected Information from Sources

This Offering Memorandum has been prepared to provide summary, unverified information to prospective investors/buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Leisure Investment Properties Group (LIPG) cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, LIPG has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

Confidential Information:

The information contained in the following Offering Memorandum is strictly confidential and the way it is presented is proprietary to LIPG. It is intended to be reviewed only by the party receiving it from LIPG and should not be made available to any other person or entity without the written consent of the Leisure Investment Properties Group.

OFFERING SUMMARY

We are pleased to offer the opportunity to acquire the scenic Trenton Golf Club, an 18-hole championship golf course, clubhouse and restaurant, and surrounding land for development. Located in the northwestern corner of Georgia near the city of Trenton, the property is adjacent to Alabama & Tennessee, less than a 30-minute drive to Chattanooga.

In total, the property consists of approximately 482 acres available for development. The initial conceptual master plan consists of 700+ lots in 12 gated communities designed for an active lifestyle. Additionally, the plan includes a retail village, general store, estate homes, golf clubhouse, and community center. Please note that new ownership can establish their own master plan subject to Dade County subdivision ordinance.



INVESTMENT HIGHLIGHTS

❖ MARKET BID OFFERING

- ❖ Approximately 482 undeveloped acres for commercial and residential development.
- ❖ Potential for 700+ residential lots according to master plan.
- ❖ Retirement-friendly because of the area's affordability and favorable weather conditions.
- ❖ Cash flowing 18-hole championship golf course with a newly renovated clubhouse, restaurant and bar.
- ❖ Proximity to Chattanooga and ease of access to I-59 and Route 31 make commuting a breeze.



18-Hole
Golf Course &
Practice Facilities



Newly Renovated
Clubhouse,
Restaurant & Bar



Designed
Community Concept
for an Active
Lifestyle



Chattanooga TN-GA
MSA Population:
573,767



Situated Right Off
Interstate 59 and
Route 31



Excellent Medical
Care, Friendly
Neighborhoods, Low
Cost of Living



PROPERTY OVERVIEW

- Trenton Golf Club in Dade County, Georgia, Northwestern corner, adjacent to Alabama & Tennessee.
- Part of Chattanooga, TN-GA Metropolitan Statistical Area and Huntsville-Decatur, AL CSA.
- Combined population of 1,380,665 within commuting distance.
- Annual sale of over 12,000 homes in Chattanooga TN-GA area.
- Georgia #1 best state to retire; strong growth in Tennessee and Georgia.

PROPERTY LAYOUT & FEATURES

- Sprawling valley with unique topography.
- Approximately 482 acres available for development.
- 18-hole championship golf course, dining and pro shop.
- Completed zoning and land improvement activities.
- Phased cash flow management for immediate construction.
- Conceptual master plan for 724 lots in 12 gated communities.

COMMUNITY VISION

- Live, Work, and Play with Nature theme.
- Outdoor activities: golf, ATV trails, resort pool, hiking.
- Conceptual master plan includes retail village, general store, estate homes, golf clubhouse, and community center.
- Designed for an active lifestyle; tailored by an experienced community developer.



DEVELOPMENT PROGRESS

Since its purchase, Conquest Commercial Development has completed the following land improvements and zoning activities:

Zoning: Dade County, Georgia has no zoning development code.

Master Plan: Owner can establish their own master plan subject to Dade County subdivision ordinance.

Construction Commencement: Model home construction can commence immediately.

Land Disturbance Permit (LDP): Obtained for necessary activities.

Building Management Practice (BMP): Implemented, including silt fences, temporary ponds, erosion control, etc.

Grading: Sections for sewer, storm, and pad lots completed.

Street Paving: Existing public primary road through the property provides centralized development.

Dry Utilities: Gas, electric, and cable underway; civil engineering for sewer and drainage ongoing.

Lot Turnover to Construction: Initiated for phased development.



DEVELOPMENT TOPOGRAPHY & DRAINAGE CHARTS

Opportunity Diagram

In review of the site analysis and inventory, this property has great potential.

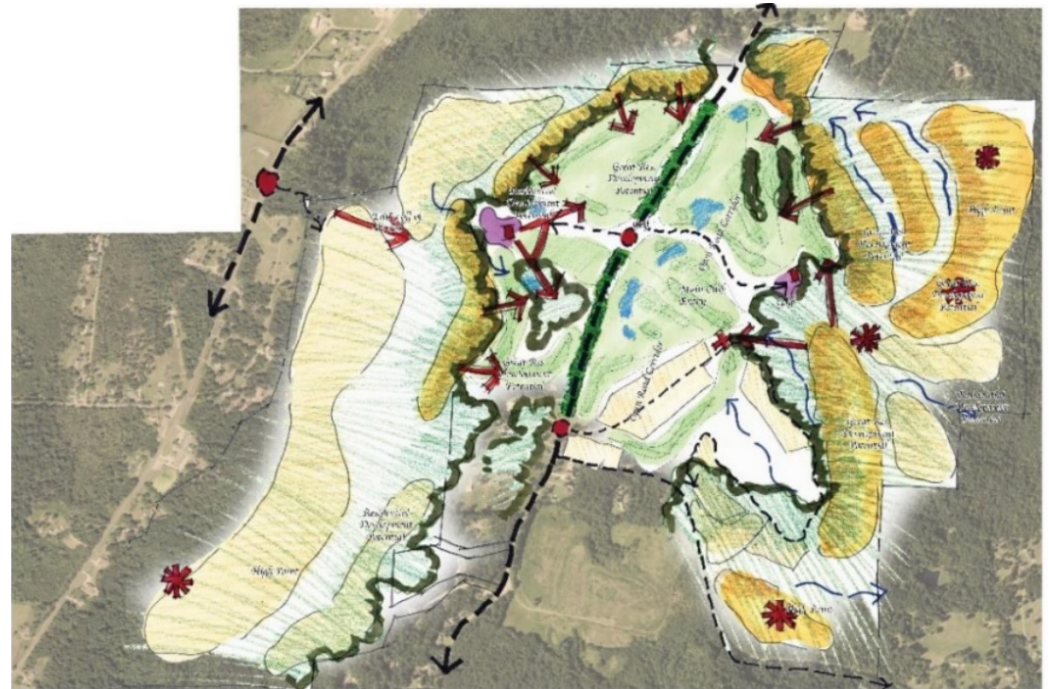
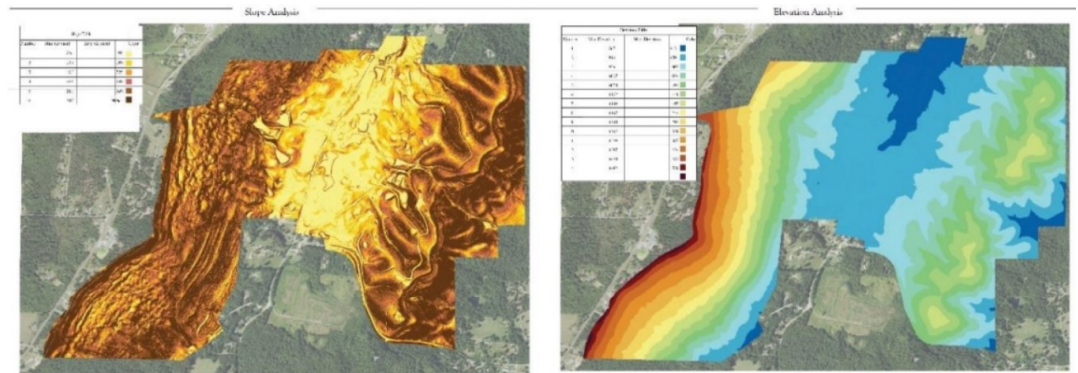
With development opportunities on both the East and West slopes surrounding the golf course, the golf course instantly becomes the core of the community.

The clubhouse nestled halfway up the West mountain is set in the perfect position to command the site with great views.

Our biggest challenge is on the West mountain due to the strong slopes and gradient. Some residential on this slope is possible, to what degree is the question.

The biggest opportunity is the development area on the East slopes above the golf. The multiple swales and ridges shape the landform on the East and provide great residential parcels with attractive frontage opportunities and a network of trails towards the back of the parcels.

The lows and water flow lines on the East, provide an opportunity to expand the golf into the development area, raising the surrounding land value



SECTION ANALYSIS (SECTION 1-5, 7)

Section 1

- Location: 10+ acre site along Back Valley Road
- Development Plan: Entrance road for Section 9 with 272 homesites.
- Subdivision: 8 lots – 4 direct golf course lots, 4 interior lots.
- Attached Homes: 108 homesites in 27 four-lot pods (1,800 – 2,200 sq. ft.)
- Preliminary Cost: \$2,066,510 or \$19,134 per lot.
- Development Value: \$7,560,000 or \$70,000 per lot average

Section 2

- Section 2: 12.4 acres with 26 direct golf course lots.
- Development Cost: \$694,226 or \$19,134 per lot.
- Lot Value: \$5,850,000 or \$225,000 per lot average.
- Gated Community: HOA requires social membership and initiation fee.

Sections 3 & 4

- Section 3: Golf club building, retail, road, and utilities.
- Section 4 – The Commons: Village square with event pavilion and general store.
- Commercial Use: buildings along Back Valley Road for retail.
- Development Cost: \$790,140; Projected Valuation: \$3,100,000.

Sections 5 & 7

- Sections 5 & 7 Reconfiguration for 23.1 acres with 36 lots and 108 units.
- Home Characteristics: 1,880 to 3,200 sq. ft., fee simple ownership, prices \$550,000 - \$700,000+.
- Amenities: Clubhouse, pool, tennis or pickleball courts.
- Valuation: Section 5 - \$14,400,000; Section 7 - \$6,480,000.



SECTION ANALYSIS (SECTION 6, 8-13)

Section 6

- 5.1-acre site for 80 Apartments or single-family lots with a recreation building.

Section 8

- Private enclave with three 1+ acre lots for single-family homes.

Section 9

- Designed for a major homebuilder, 74.4 acres for 272 single-family homes.
- Mix of lots: Golf lots, hillside lots, interior lots.
- Total sellout: \$36,450,000; Preliminary Cost: \$13,638,833.

Sections 10 & 11

- 62.4 acres for 68 single-family lots.
- Mix of lots: Golf lots, hillside lots, interior lots.
- Total sellout: \$17,450,000; Preliminary Cost: \$7,190,261.

Sections 12 & 13

- Three areas with 6-17 lots each.
- Custom Home sections: Smaller gated communities.
- Total sellout: \$6,600,000; Preliminary Cost: \$1,375,808.

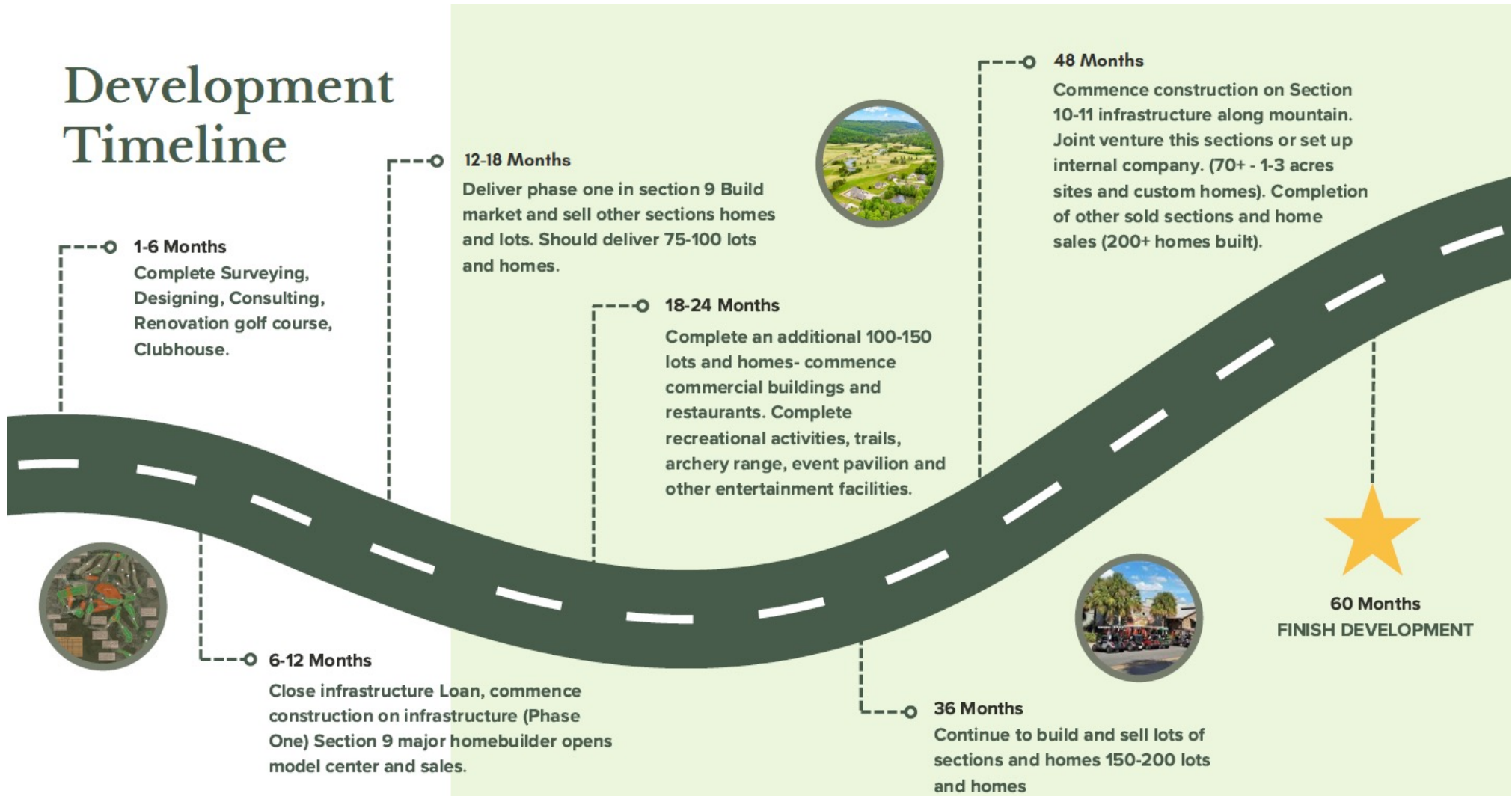


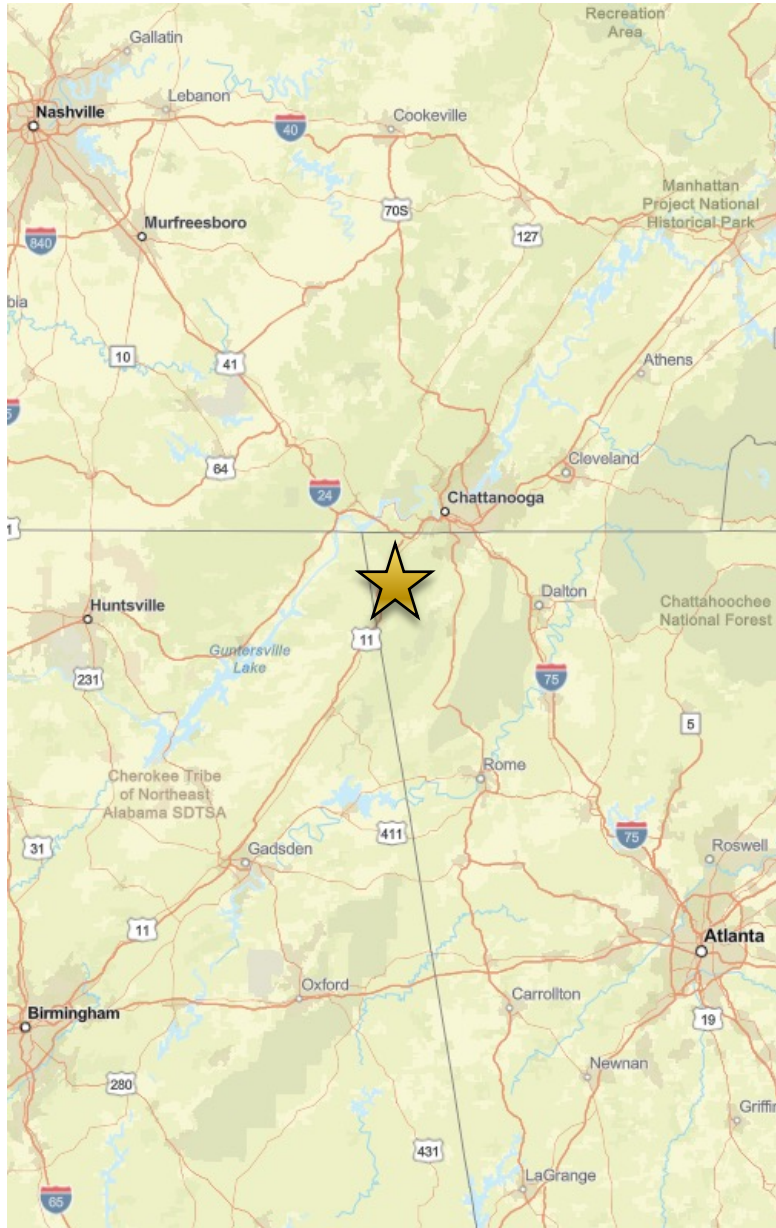
Excess land utilization for Villages activities:

- General Store
- Arts and Craft Shops
- Hiking and Jogging Trails
- ATV Trails
- Quiet Walk Paths
- Archery Range
- Golf Course
- Driving Range
- Pavilion for Entertainment
- Restaurants
- Private Club Areas
- Stay & Play Homes and Cabins



Development Timeline





STRATEGIC LOCATION & ACCESSIBILITY

- Former owners had been assembling land for a planned unit development (PUD) community.
- Property borders I-59 and Route 301, offering excellent accessibility.
- Close proximity to Dade County’s seat, Trenton, and Chattanooga, Tennessee.
- Lookout Mountain area location, just 22 miles from downtown Chattanooga
- Chattanooga Serves as a major city in East Tennessee, part of a larger three-state area.

POPULATION & DEMOGRAPHICS (CHATTANOOGA TN-GA MSA)

- Population: 573,767 (as of 2020 Census)
- Median Household Income: \$69,018
- Median Age: 40.8 (slightly above the national average)
- Demographics: 76% White, 12% Black or African American, 5% Hispanic or Latino (of any race), 2.75% Multiracial, 1% Asian American.

TRANSIT HUB & NEARBY ATTRATIONS

- Chattanooga is a transit hub, served by railroads and interstate highways.
- Proximity to Atlanta, Knoxville, Nashville, Huntsville, and Birmingham.
- Abundance of tourist attractions within a 30-minute radius from the subject property.
- Convenient shopping access just minutes away down Back Valley Road.

“BIG BUSINESS” & GIG CITY

- Chattanooga is home to a considerable number of manufacturing and service industries including but not limited to the following Top 25 Best Biggest Companies to Work for in Chattanooga.
- “Gig City” with the Western Hemisphere’s fastest internet (1 gigabit per second by EPB)

Best States to Retire

Chattanooga, a vibrant river city surrounded by mountains, offers attractions, walking trails, and charming coffee shops for socializing or solo moments. Excellent medical care, friendly neighborhoods, and a low cost of living make it an ideal retirement destination.

17.2%

As of 2022, 17.2% (98,548 people) of the population in the Chattanooga TN-GA Metropolitan Statistical Area (MSA) are over the age of 65.

Chattanooga MSA Senior Population Surge

- Approximately 10,000 Baby Boomers turn 65 every day since 2011.
- Projected trend to continue until 2030.
- 65+ age group witnesses a 49% increase from 2010 to 2020, with a 4.9% annual increase.
- Senior growth far exceeds the overall population's 0.88% annual growth rate.

Retirement-Friendly Georgia

- Bankrate ranks Georgia as the best state to retire in 2021.
- Affordability and favorable weather contribute to its top position.
- Georgia's low cost of living and light tax burden make it the third-most affordable state.
- Average annual temperature of 64 degrees, ranking fifth warmest in the nation.
- Moderate risk of hurricanes due to its small coastline.

Tennessee's Retirement Appeal

- Tennessee ranks No. 1 in affordability, combining below-average living costs and minimal tax burden.
- Positive weather conditions contribute to its attractiveness for retirees.
- Lower scores in crime and wellness impact its overall ranking.

Economic Impact & Retiree Contributions

- Influx of Baby Boomers significantly boosts local economy.
- Prospective retirees visit Chattanooga multiple times, benefiting local businesses.
- Retirees contribute substantially by purchasing homes, goods, and services.
- Paying taxes and depositing savings in local banks.

REGIONAL MAP



HOME DEVELOPMENT

Rustic Elegance, Country Home styles and overall motifs will vary with the assemblage of home builders which will be involved with the Trenton Golf Club property. Architectural Standards will be developed and controlled through Sectional HOA's and a Master association governing all of the sections.



GOLF COURSE PHOTOS



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