



Pleasant Valley Country Club

Sutton, Massachusetts



18-Hole Exclusive Private Country Club

Consideration: \$4,000,000

Marcus & Millichap

FINANCIAL SUMMARY

<u>CONSIDERATION</u>	<u>T-12 Sept. 2019 GROSS REVENUE</u>
\$4,000,000	\$3,512,716

OVERVIEW

Property Name	Pleasant Valley Country Club
Address	95 Armsby Road Sutton, MA 01590
Acres	138.87 Acres – Golf Course 46.0 Acres – Not Developable
Golf Course	18 Holes - Opened in 1961
Par / Yardage	Par 72 / 6,988 Yards
Rating / Slope	73.3 / 135
Clubhouse	30,700 SF



Offering Summary

Pleasant Valley Country Club is an exclusive privately-owned private country club located in Sutton, Massachusetts. The Donald Hoenig design features a classic parkland layout routed over rolling terrain lined with mature hardwood trees. This challenging test of golf requires precise approach shots into well-guarded, quick, undulating greens. The Club served as the host venue for 32 PGA Tour Events and 13 LPGA Tour Events.

The lower level of the 30,700 SF Clubhouse offers a casual bar and grill and an outdoor covered patio. The upper level features the Grand View Ballroom with spectacular views of the golf course. Up to 350 guests can be accommodated for a weddings, banquets and functions. A full banquet kitchen, multiple meeting rooms and administrative offices are also located on the upper level. Additional amenities include a free-standing two-story Golf Building, Maintenance Facility, Golf Cart Storage and the Greenside Fitness Center.

Pleasant Valley Country Club is conveniently situated 15 minutes south of Worcester, 30 minutes north of Providence and 45 minutes west of Boston. The Club is readily accessible from MA Route 146 via US I-95 and US I-90, The Massachusetts Turnpike.

For complete property information including detailed financials, please contact Rob Waldron.



HIGHLIGHTS

- Exclusive privately-owned country club
- “New England’s Home to Professional Golf”
- Majority of maintenance equipment is owned and included in sale.
- Located between Worcester, Providence and Boston
- 15-mile average household income: \$ 115,177
- Established active membership: 242 members
- Tour Quality Practice Facility

Listing Price \$4,000,000

Rounds / Members	13,886 / 242
Number of Holes	18
Avg Rev Per Round	\$ 252.97
Current Gross Revenue	\$3,512,716
Current GRM	1.14
Current NOI / EBITDA	\$182,148
Current Cap Rate / EBITDAx	4.55% / 21.96x
Current Cash-on-Cash	-6%
Pro Forma Gross Revenue	\$3,859,195
Pro Forma GRM	1.04
Pro Forma NOI / EBITDA	\$388,467
Pro Forma Cap Rate / EBITDAx	9.71% / 10.30x
Pro Forma Cash-on-Cash	7.88%

Pleasant Valley Country Club
95 Armsby Road | Sutton, MA 01590

GOLF
ADVISORS

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