

The Legends Golf Club at Temeku Hills

Investment Opportunity



**The Legends
Golf Club**



Presented by Z. Gordon Davidson & Associates, Inc.

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“One of Temecula Golfers’ Favorite Stomping Grounds”

-Premier Temecula Real Estate

Property Information

The Legends Golf Club at Temeku Hills is an 18-hole public golf course that is unique in the community of Temeku Hills with 1,340 residents at the gateway of the Temecula Valley Wine Country. The existing course was designed by Ted Robinson and renovated by Pete Dye.

The course offers 18 solid holes of golf that will challenge any player, from beginners to scratch golfers. The golf course contains 5 lakes and true rolling greens.

Formerly known as the Temeku Hills Golf and Country Club, The Legends Golf Club has become one of Temecula’s premier golfing facilities with 6,547 yards of play for the novice player to the most experience tournament player. The golf club is the centerpiece of Temecula’s community of Temeku Hills and situated on approximately 150 acres. The setting is a microcosm of Temecula’s best natural qualities with rolling hills, large pine trees, and tall palm trees.



The property features a grass driving range, full service golf shop, and a grill that will accommodate up to 100 seating capacity.

The Legends Golf Club is unique in the dedication to the great players throughout golf history that help to popularize golf. Each hole is named after a *Legend of the game*.



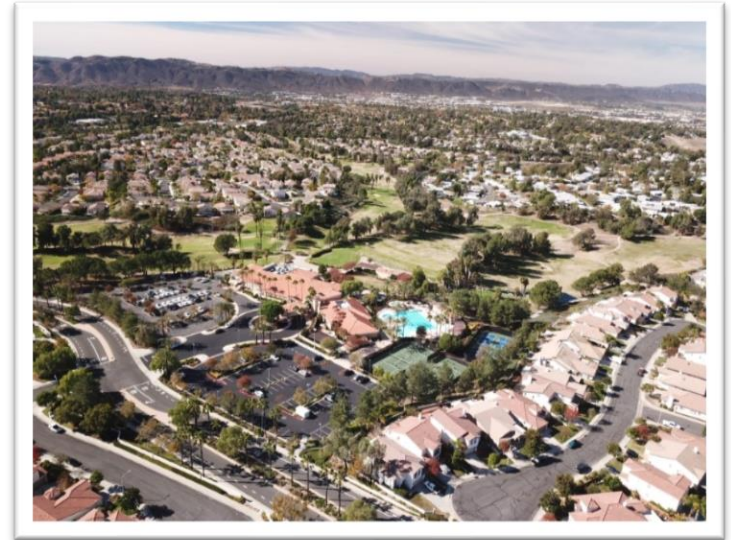
Golf Course Architects

The golf course was designed by Theodore “Ted” Robinson in 1995. Ted was a member of the ASGCA (American Society of Golf Course Architects) and designed over 160 golf courses in his career. In 2011 the golf course was subsequently updated by Pete Dye. Pete Dye, an iconic golf-course designer, including

TPC Sawgrass, Crooked Stick, and the Whistling Straits, and a member of the World Golf Hall of Fame. He has a legacy in the many golf architects whom he mentored, Bill Coore, Tom Doak, and Lee Schmidt.

Facilities

The club has a golf shop, grill and patio dining, maintenance building, cart storage, administrative offices, and an operating agreement with the Temeku Hills Master Association sharing a portion of the approximately 34,000 SF clubhouse.



Water

The water supply for the golf course is provided by Rancho California Water District and the control irrigation system is powered by Rainbird. The golf course is irrigated with recycled water. The output is 1,500 gallons per minute from the pump stations.



Golf Course Improvements & Equipment

The Legends Golf Club is above average in design and layout for this type of course and the surrounding competitive market. From the back tee, the course rating is 72.0 with a slope of 129 and a length from the tips at 6,547 yards.

Driving range with 20 grass stations and 14 mats, with a complete practice facilities which include a chipping area, practice bunker, and practice green. The fifty (50) electric ClubCar golf carts are leased.





FACILITY SUMMARY

THE LEGENDS GOLF CLUB AT TEMEKU HILLS - FACILITY SUMMARY				
Facility Type	Daily Fee/Public	Grassing:		
No. Holes	18	Tee's/Fairways	Bermudagrass	
Course Design	Traditional	Greens	Poa Annua/Bentgrass	
Year Developed	1995	Irrigation:		
Architect/Designer	Ted Robinson/Pete Dye	Operation	Automatic	
Course Layout	Core and Single Fairway-Returning 9's	Make/Type	Rainbird	
Green Construction	USGA	Max. Output	1,500 gpm	
Cart Paths	Concrete	Coverage	100%	
Path Coverage	100%	Water Source	Recycled Water	
Practice Facilities:	Driving Range, Chipping Green, Practice Bunker, Putting Green			
Property Amenities	Landscape			
Restaurant/Lounge	Grill with seating capacity for 100 and patio seating			
Parking Type	Asphalt paved, with 128 surface parking spaces			
Buildings:				
Clubhouse*	33,909 SF	*Shared portion of the 33,909 SF Clubhouse under an Operating Agreement		
Pro Shop	6,000 SF			
Grill	6,195 SF			
Cart Storage	6,187 SF			
Maintenance Buildings	5,360 SF			
Course Setup:	Tees	Yardage	Slope	USGA Rating
	Gold	6,547	129	72.0
	Blue	6,186	125	70.3
	White	5,928	121	68.7
	Silver	5,457	115	66.7
	Red	5,093	126	70.4
Source: Various sources compiled by Golf & Resort Properties				

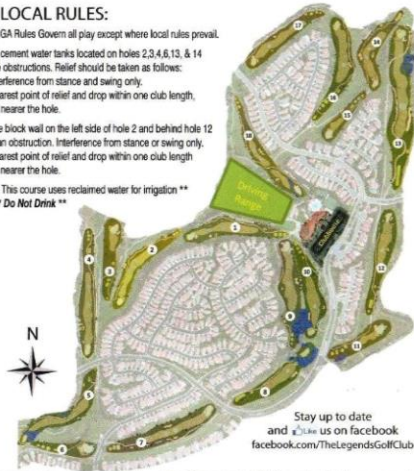


**The Legends
Golf Club**

LOCAL RULES:

1. USGA Rules Govern all play except where local rules prevail.
2. All cement water tanks located on holes 2,3,4,6,13, & 14 are obstructions. Relief should be taken as follows:
Interference from stance and swing only.
Nearest point of relief and drop within one club length, no nearer the hole.
3. The block wall on the left side of hole 2 and behind hole 12 is an obstruction. Interference from stance or swing only.
Nearest point of relief and drop within one club length, no nearer the hole.

** This course uses reclaimed water for irrigation **
** Do Not Drink **



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TEE	Rating	Slope
Gold	72	129
Blue	70.3	125
White	68.7	121
Silver	66.7	115
Red	70.4	126

All distances are measured
to the center of the green.

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**The Legends
Golf Club**
at Temeku Hills

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SCORE CARD




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Golf Club**
www.TheLegendsGC.com

41687 Temeku Drive
Temecula, Ca. 92591
P: 951.694.9998

Old Tom Morris
Harry Vardon
Walter Hagen
Gene Sarazen
Bobby Jones
Babe Zaharias
Byron Nelson
Sam Snead
Ben Hogan

Arnold Palmer
Mickey Wright
Kathy Whitworth
Garry Player
Billy Casper
Lee Trevino
Tom Watson
Annika Sorenstam
Jack Nicklaus

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET
Gold	345	409	198	478	529	182	381	318	359	3199	365	194	400	591	358	199	384	341	516	3348	6547		
Blue	327	395	181	462	482	167	375	301	341	3031	345	176	377	555	342	185	350	328	498	3155	6186		
White	318	382	153	448	474	154	367	289	332	2917	337	166	357	516	331	172	339	312	481	3011	5928		
Silver	307	355	148	411	461	143	320	277	324	2746	326	158	302	460	271	163	326	301	404	2711	5457		
Red	274	346	126	401	452	121	312	253	271	2556	308	142	292	451	258	144	268	283	391	2537	5093		
Handicap (M)	9	1	7	13	5	11	3	17	15		6	10	2	4	12	14	16	18	8				
Par	4	4	3	5	5	3	4	4	4	36	4	3	4	5	4	3	4	4	5	36	72		
Handicap (W)	9	3	15	7	1	17	5	11	13		6	16	4	8	10	18	14	12	2				



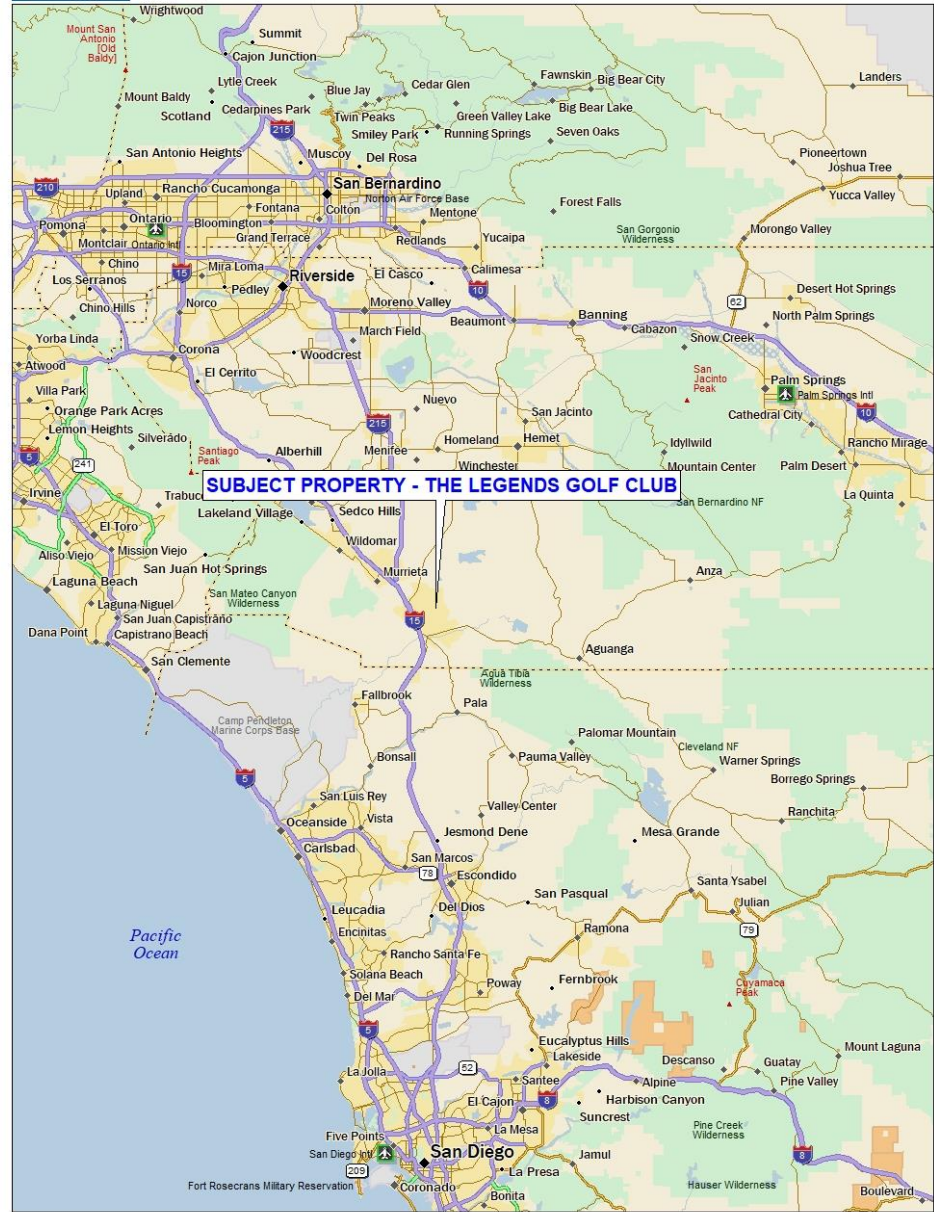
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The Legends
Golf Club

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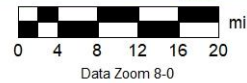


SUBJECT PROPERTY - THE LEGENDS GOLF CLUB

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AREA MAP



RIVERSIDE COUNTY

The subject is located in the city of Temecula, Riverside County, in the southern portion. Riverside County is the fourth largest county in the State of California, stretching nearly 200 miles across and comprising over 7,200 square miles of river valleys, low deserts, mountains, foothills, and rolling plains. The County shares borders with Los Angeles, Imperial, Orange, San Diego, and San Bernardino Counties.

Southwest Riverside County

The southwest portion of Riverside County is one of the fastest growing regions in California and the United States.



The cities of Canyon Lake, Lake Elsinore, Menifee, Murrieta, Temecula, and Wildomar comprise the region.

One of the region's most popular attractions is the Temecula Valley Wine Country, several of the wineries offer resort-type spas, bed and breakfast-style hotels, and are host to wedding parties, as well as nationally acclaimed jazz entertainment events.

City of Temecula

The City of Temecula is located in the southwestern portion of the subject region. The city is a prominent tourist destination, with the wine vineyards, Old Town, Pechanga Resort, golf courses, and resort accommodations attracting a significant amount of tourists.





Major Employers

The Riverside County Economic Development Agency reported in 2016 that the County of Riverside is the number 1 employer with 22,538 employees and number 2 was the University of California Riverside with 8,686 employees. The Southwest Riverside County listed four (4) of the major employers that composed of 11,065 employees. Pechanga Resort & Casino was listed as number 8 largest employer in Riverside County and number 1 in Temecula.

SOUTHWEST RIVERSIDE COUNTY MAJOR EMPLOYERS			
Employer	Number of Employees	Location	Description
Pechanga Resort & Casino	4,000	Temecula	Resort Casino
Temecula Valley Unified School District	2,905	Temecula	School District
Murrieta Valley Unified School District	2,160	Murrieta	School District
Abbot Vascular	2,000	Temecula	Medical & Surgical Instruments Manufacturer

Source: Center For Demographics, 2016

Consumer Spending

The survey of the immediate area of 10-minute drive radius to 30-minute drive radius from the subject property indicated a strong index for consumer spending in Entertainment, Recreation, Food Away from Home, and Travel expenditures. The consumer spending for these segments ranged from 20% to 30% higher than the national average.

MARKET PROFILE - CONSUMER SPENDING 2017			
Market Segment	10-minute	20-minute	30-minute
Entertainment/Recreation: Average Spent Total \$	\$3,787.76	\$3,906.54	\$3,626.75
Food Away from Home: Average Spent Total \$	\$4,153.01	\$4,221.09	\$3,909.65
Travel: Average Spent Total \$	\$2,601.70	\$2,723.88	\$2,507.40

Source: ESRI forecast for 2017 from US Census Buera, Census 2010, 2013, and 2014 Consumer Surveys

Transportation

The key transportation artery in Temecula is Interstate 15, a primary north/south freeway arterial extending through the inland region of Southern California providing access between the Riverside, San Bernardino, and San Diego Counties. The key surface street arteries within the city of Temecula include Winchester Road,

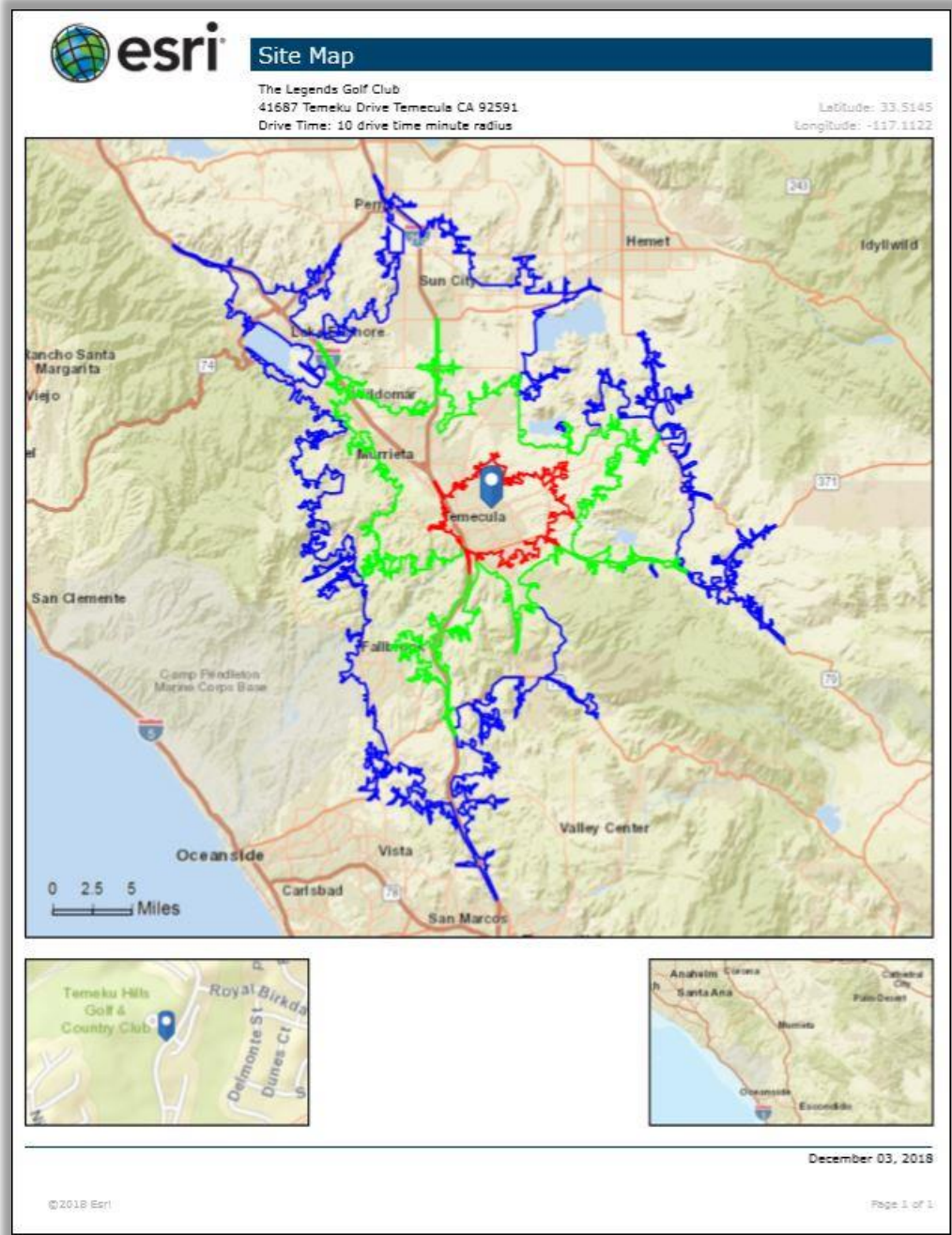
Margarita Road, Rancho California Road, Jefferson Avenue, and Highway 79. Overall, street and freeway access are considered adequate for the city's current needs.

Growth and Trends

Temecula continues to have strong residential growth due to the large amount of available land for development, attractive climate, and close freeway accessibility. Temecula's population continues to grow as evidenced by the 86 percent increase in population over the past ten years.



SELECTED NEIGHBORHOOD DEMOGRAPHICS			
41687 Temeku Drive Temecula, CA 92591	Radius 10.0 Minute	Radius 20.0 Minute	Radius 30.0 Minute
Population			
2023 Projection	96,842	312,332	583,917
2018 Estimate	89,406	288,158	538,495
2010 Census	79,094	250,592	464,772
2000 Census	56,038	133,408	272,437
Growth 2018 - 2023	8.32%	8.39%	8.43%
Growth 2010 - 2018	13.04%	14.99%	15.86%
Growth 2000 - 2010	41.14%	87.84%	70.60%
Households			
2023 Households	33,497	170,794	386,918
2018 Households	31,595	161,992	369,428
2010 Households	29,047	150,609	348,633
2000 Households	22,230	126,761	291,851
Growth 2018 - 2023	6.02%	5.43%	4.73%
Growth 2010 - 2018	8.77%	7.56%	5.96%
Growth 2000 - 2010	30.67%	18.81%	19.46%
Income			
2018 Estimated Median Household Income	\$87,072	\$88,463	\$79,449
2018 Estimated Average Household Income	\$107,385	\$109,311	\$101,541
Age 25+ College Graduates - 2018	19,480	57,780	94,756
Age 25+ College Graduates - 2018	33.90%	31.40%	27.00%
Source: ESRI Prepared for Z. Gordon Davidson & Assoc. Inc			



DEMOGRAPHIC SITE MAP



**The Legends
Golf Club**

GOLFER DEMAND IN A 10-MINUTE TO 30-MINUTE DRIVE RADIUS

GOLF PARTICIPATION AND FREQUENCY CHART

Geography: (3 Selected) Golf Course: 10, 20, & 30 Minute Drive Radii: The Legends Golf Club

	10 Minute Drive Radius	20 Minute Drive Radius	30 Minute Drive Radius
Total Population	89,406	288,158	538,495
Total Households	28,628	89,238	170,316
Pacific Region Participation Rate (% of Total Population)	7.40%	7.40%	7.40%
Estimated Number of Golfers	6,616	21,324	39,849
State Frequency Rate (Rounds per Golfer per Year)	17.8	17.8	17.8
Consumer Survey-based Annual Rounds Estimated	117,766	379,562	709,306

Source: December 2018 Survey Conducted by Z. Gordon Davidson & Associates from U.S. Census Data 2010 and ERSI forecast for 2018 and 2023





COMPETITIVE CLUBS

SUMMARY OF COMPETITIVE GOLF CLUBS						
						
	Subject	1	2	3	4	5
Name	The Legends Golf Club	The Golf Club at Rancho California	Temecula Creek Inn	CrossCreek Golf Club	Redhawk Golf Course	Journey at Pechanga
Type Club	Daily Fee/Public	Daily Fee/Public	Daily Fee/Public	Daily Fee/Public	Daily Fee/Public	Resort
City	Temecula	Murrieta	Temecula	Temecula	Temecula	Temecula
County	Riverside	Riverside	Riverside	Riverside	Riverside	Riverside
Distance/Direction from Subject	-----	7.0 Miles	6.0 Miles	10.0 Miles	5.0 Miles	7.0 Miles
Year Built	1995	1970	1969	2001	1991	2008
Number Holes	18	18	27	18	18	18
Length (Yards)	6,547	7,036	3,348/3,346/3,257	6,780	7,056	7,219
Architect	Ted Robinson/Pete Dye	Robert Trent Jones, Sr.	Dick Rossen/Ted Robinson	Arthur Hills	Ron Fream/Mark O'Meara	Arthur Hills
USGA Rating	72.0	74.7	72.7/73.1/72.8	73.5	74.2	74.8
Slope	129	138	123/126/124	140	140	142
Clubhouse	Yes	Yes	Yes	Yes	Yes	Yes
Pool	No	No	Yes	No	No	Yes
Tennis	No	No	No	No	No	Yes
Driving Range	Yes	Yes	Yes	Yes	Yes	Yes
Putting Green	Yes	Yes	Yes	Yes	Yes	Yes
Restaurant	Yes	Yes	Yes	Yes	Yes	Yes
Guest Green Fees - Weekend/Holidays	\$52.00	\$55.00	\$100.00	\$69.00	\$90.00	\$139.00
Annual Rounds	38,000	54,500	65,000	37,000	37,000	Confidential

Compiled by: Z. Gordon Davidson & Associates, Inc.



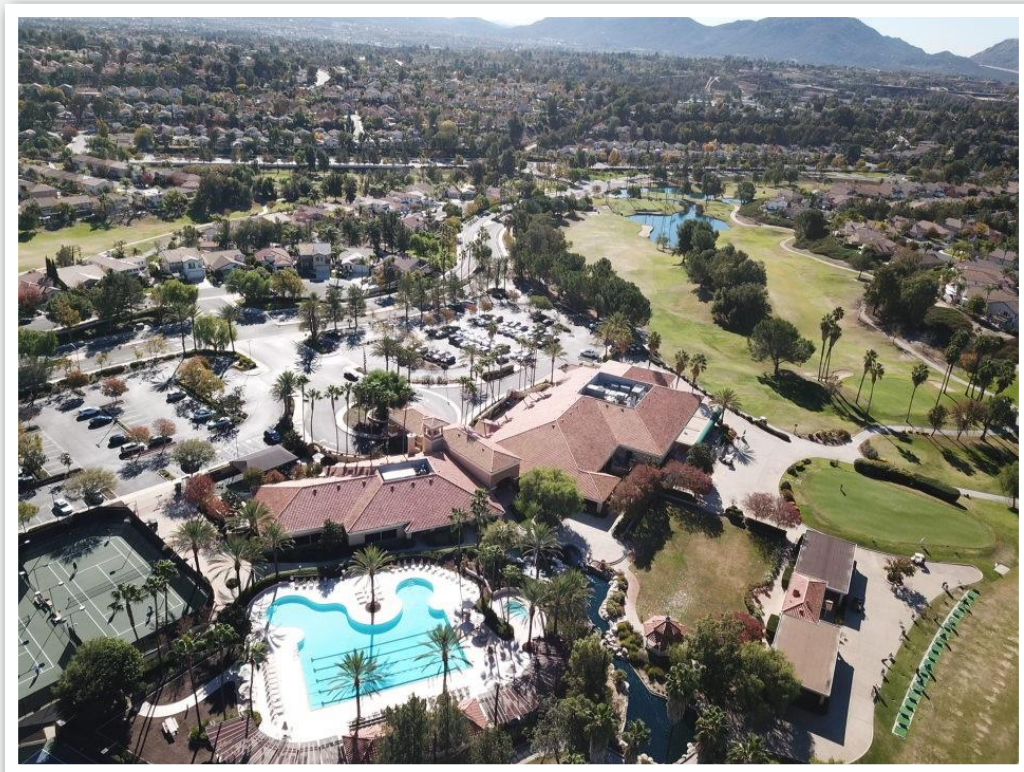
**The Legends
Golf Club**

FINANCIAL SUMMARY

Detailed financial data is available; please inquire about our secure website.

ASKING PRICE

We are offering this unique investment opportunity with an offering price of \$4,500,000.





GOLF & RESORT PROPERTIES

Z. Gordon Davidson & Associates, Inc.
80884 Via Puerta Azul La
Quinta, CA 92253 Office:
760.564.6454 Cell:
760.238.7120
www.zdavidson.com
zdavidson@dc.rr.com
Broker License No. 01150581

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