



**MENIFEE LAKES  
COUNTRY CLUB**

**Meniffee, California**



*Offering Memorandum*



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## DISCLAIMER

This Investment Offering is provided for the sole purpose of assisting a potential investor to evaluate whether there is an interest in proceeding with further discussions and research regarding a possible purchase of or investment in the Menifee Lakes Country Club (the "Property").

The potential investor must perform their own examination of the Property and information relating to same, and shall rely solely on such examination and inspection, and not on this Investment Offering or any materials, statements or information contained herein or otherwise provided.

Neither Diamond Brothers Six Partnership, ("Owner"), nor Z. Gordon Davidson & Associates, Inc. nor any of their respective affiliates, partners, directors, officers, employees or agents, make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to this Investment Offering or the Property or any materials, statements (including financial statements and pro forma) or information contained herein or relating thereto, as to the accuracy or completeness of such materials, statements or information, or as to the condition, quality or fitness of the Property; nor do they assume any responsibility with respect thereto. Such materials, statements and information have in many circumstances been obtained from outside resources and have not been tested or confirmed. In particular, financial summaries and pro formas are based on various assumptions and no guarantee or assurance can be given.

These materials, along with any correspondence or other means of communications with respect to the Property, are intended only to expedite nonbinding discussions and they do not constitute an offer of any kind with respect to the Property. Accordingly, unless and until a final, binding written purchase and sale agreement (specifically identified as such) is entered into between Owner and you, either party shall have the right to withdraw from these discussions at any time without any liability whatsoever to the other party (with the exception of the terms and provisions of the Confidentiality Agreement signed by you with respect to the Property). By acceptance of this Investment Offering, both you and your principal (if applicable) hereby confirm the Confidentiality Agreement and agree that the Confidentiality Agreement is valid, binding and enforceable in accordance with its terms.

This Investment Offering is provided for evaluating purposes of a possible purchase and is subject to errors, omissions, prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal without prior notice. The contents herein are confidential in nature and may not be reproduced or distributed to any person or entity without the prior written consent of Owner or used for any purpose other than the initial evaluation as indicated above.



## **MENIFEE LAKES COUNTRY CLUB**

Menifee Lakes Country Club is a tapestry of natural beauty and elegance matching famed resorts around the world. Located near the picturesque Temecula wine country with a stunning backdrop of the snow capped San Jacinto Mountains.

### **Golf Courses**

Two semi-private 18-hole championship golf courses (The Lakes Course and The Palms Course) covering approximately 329 acres. Featuring challenging, true-rolling greens, playable fairways, excess of 100 strategic bunkers, beautiful mature trees, and 36 acres of waterways.

### **Architect**

The Club was originally developed in 1989 as an 18-hole facility and 2 practice greens designed by Ted Robinson. Then in 1995 renovated to a 27-hole facility. Finally, to complete the 36-hole facility, 9-holes were added in 2001.

### **Clubhouse**

The heart of the Menifee Lakes Country Club is the spectacular two-story clubhouse with approximately 22,400 square feet. The clubhouse includes a golf shop, club storage, main dining room, bar and lounge, grill & kitchen, commercial kitchen, administrative offices, locker rooms, mechanical rooms and storage closets.

## Membership

The Menifee Lakes Country Club offers a Membership Program.



## Green Fees (Including Cart)



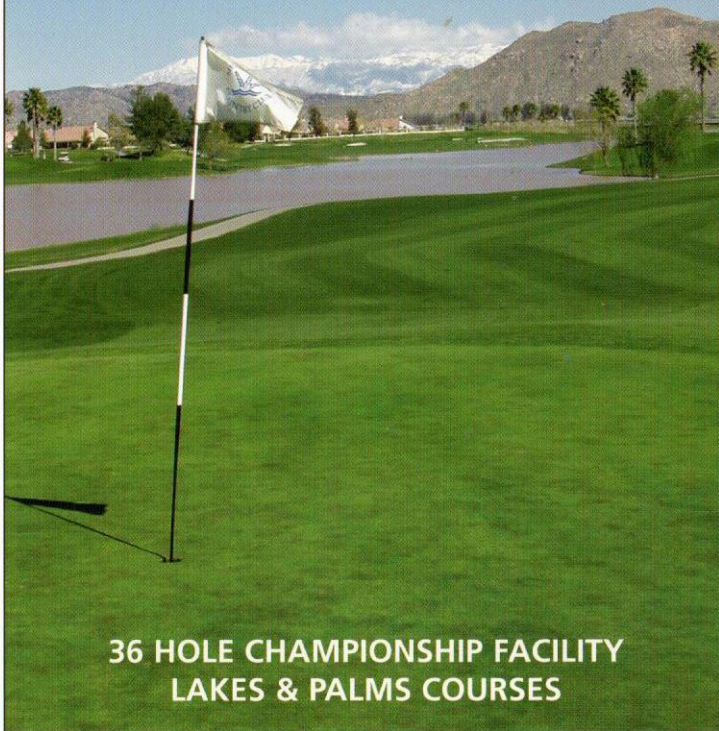
	Category	Fee
Single 5 Day Membership	5 Day Weekday 6 Months	\$2,400
	5 Day Weekday 12 Months	\$4,800
Single 7 Day Membership	7 Day Weekend 6 Months	\$2,940
	7 Day Weekend 12 Months	\$5,880
Family 5 Day Membership	5 Day Weekday 6 Months	\$2,520
	5 Day Weekday 12 Months	\$5,040
Family 7 Day Membership	7 Day Weekend 6 Months	\$3,120
	7 Day Weekend 12 Months	\$6,240

	Day	Green Fee
Lakes Course	Weekday	\$59
	Weekend/Holiday	\$69
Palms Course	Weekday	\$69
	Weekend/Holiday	\$79



*Public Welcome*

[www.menifeelakesgolf.com](http://www.menifeelakesgolf.com)



**36 HOLE CHAMPIONSHIP FACILITY  
LAKES & PALMS COURSES**



29875 MENIFEE LAKES DRIVE, MENIFEE, CA 92584  
(951) 672-4824

For Our Best Rates Visit [www.menifeelakesgolf.com](http://www.menifeelakesgolf.com)

### LOCAL RULES

- USGA Rules govern all play.
- All concrete drainage ditches and culverts are to be played as lateral water hazards.
- All lakes and ponds are to be played as lateral hazards.
- Out of Bounds on right side of lake on Lakes Course Hole #14.
- Stones in bunkers are moveable obstructions. Rule 24-1.
- Dress code will be enforced.
- Please repair ball marks on greens and use sand and seed bottle for divots.
- Slow play not allowed. Keep up with the group in front of you. Let faster groups play through.
- Restrooms are located at holes #8, 10, 17 on the Palms course and Holes #5, 8, 15 on the Lakes Course.
- Obey all cart signs. Please keep carts on path around all tees and greens.
- All yardages are measured to the center of the green.
- Golfers are responsible for any damage caused by their golf clubs or golf balls.
- Complete list of local rules in the Pro Shop.



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*If you experience any problems please contact the golf shop at (951) 672-4824 x107*

*Lakes & Palms Courses  
Score Cards*

*Offering Memorandum 5*

HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET	ADJ
Blue 71.5/124	402	384	151	302	391	411	381	219	517	3158	N	331	390	511	201	399	507	413	146	472	3370	6528			
White 69.6/119	368	358	134	286	367	383	355	193	491	2935	I	310	365	485	183	379	491	390	128	447	3178	6113			
Gold 66.5/111	332	326	116	267	315	344	324	151	449	2624	T	287	323	444	157	330	417	366	101	404	2829	5453			
Par	4	4	3	4	4	4	4	3	5	35	I	4	4	5	3	4	5	4	3	5	37	72			
Handicap	3	7	17	13	1	5	9	11	15		A	4	4	5	3	4	5	4	3	5	37	72			
											L	12	6	16	10	4	8	2	18	14					
Handicap	3	11	17	13	1	7	9	15	5			4	6	8	16	12	10	2	18	14					
Par	4	4	3	4	4	4	4	3	5	35		4	4	5	3	4	5	4	3	5	37	72			
Red 72.9/127	332	326	116	267	315	344	324	151	449	2624		287	323	444	157	330	417	366	101	404	2829	5453			
Scorer:	© Golf ScoreCards, Inc. 10/2016 1-800-238-7267										Attest:	Date:													

Lakes Course

### Lakes & Palms Courses Score Cards

HOLE	1	2	3	4	5	6	7	8	9	OUT	I	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET	ADJ
Black 71.4/123	378	363	379	148	521	435	182	370	503	3279	N	393	492	189	395	462	171	433	370	383	3288	6567			
Par	4	4	4	3	5	4	3	4	4	35	I	4	5	3	4	4	3	4	4	4	35	70			
Blue 70.8/121	378	363	379	148	496	370	154	370	529	3187	T	393	492	170	395	482	171	403	370	383	3259	6446			
White 69.1/117	352	345	356	125	496	352	154	349	503	3032	I	364	471	170	380	462	152	381	341	366	3087	6119			
Gold 67.3/112	325	345	329	125	436	352	114	349	445	2820	A	364	433	147	332	439	152	327	341	366	2901	5721			
Par	4	4	4	3	5	4	3	4	5	36	I	4	5	3	4	5	3	4	4	4	36	72			
Handicap	5	7	1	17	9	3	15	13	11		L	12	18	14	6	8	16	2	10	4					
Handicap	5	7	3	17	13	11	15	9	1			12	14	16	10	2	18	4	6	8					
Par	4	4	4	3	5	4	3	4	5	36		4	5	3	4	5	3	4	4	4	36	72			
Red 72.3/124	325	318	329	102	436	306	114	317	445	2692		332	433	147	332	439	132	327	311	326	2779	5471			
Scorer:											Attest:	Date:													

Palms Course

### **Maintenance Building**

The maintenance building is approximately 5,160 SF one-story building which houses offices, irrigation and chemical supplies, fertilizer storage, superintendent office, computerized irrigation control systems, and course maintenance equipment.

### **Grass Types**

The greens, tees, and fairways are Bermuda Grass and overseeded seasonally with Perennial Rye Grass.

### **Irrigation System**

The irrigation system is fully automated, state-of-art, and centrally controlled by a Toro Site Pro system with Network 8000 satellite-driven irrigation stations.

### **Water**

The golf course irrigation water is supplied by three ground water wells. The irrigation heads are pressurized by a booster pump system consisting of a 25-HP jockey pump and three (3) 75-HP booster pumps.

### **Carts and Equipment**

The course features a continuous concrete cart path. 100 Yamaha Golf Carts are leased.

### **Practice Facilities**

The Menifee Lakes Country Club features a 300+ yard driving range. In addition, a practice putting green and a chipping green with a practice sand bunker.





## Community

The City of Menifee is located in southwestern Riverside County approximately 30 miles southeast of the City of Riverside. The city encompasses approximately 50 square miles with an overall population of approximately 90,000.

Interstate 215 traverses north and south through the center of Menifee, with existing community commercial areas located primarily along Newport, Bradley and McCall Roads off the I-215.

The City of Menifee includes the communities of Menifee, Sun City, Quail Valley and portions of Romoland. The city is generally bordered on the north, west, and south by the Cities of Perris, Canyon Lake, Lake Elsinore and Murrieta and on the southwest by the City of Wildomar. To the east and northeast, the city borders unincorporated county territory.

The area was originally inhabited by the Luiseno and Pechanga Indian Tribes, and in the 1700s, the area fell under the Spanish empire. The area was eventually annexed into the United States from Mexico in 1850 under California's statehood.

Farming activity beginning in the mid-1800s was concentrated in the Menifee area, and mining activity began in the early 1880s with the discovery of a significant quartz load by miner Luther Menifee Wilson. Menifee derived its name from that mining operation.

Early development of the City of Menifee began with Sun City in the early 1960's as the concept of an active retirement community was envisioned by Del Webb, a major building contractor from Phoenix, Arizona. Sun City is centrally located within the City of Menifee with a mix of residential and commercial activity.

The Menifee area began to grow further in 1989 with the master-planned community of Menifee Lakes and continues to be one of the fastest growing communities in California. Quail Valley is a semi-rural residential community in the northwestern section of the city, and Romoland is a residential and commercial community located in the northeastern section of the city.

Elementary and middle school education in the City of Menifee is provided by the Menifee Union School District. High school education is provided by the Perris Union High School District. The City of Menifee is also home to Mount San Jacinto Community College, Menifee Campus, which serves the Temecula, Murrieta and Menifee area.

On June 3, 2008, the residents of the communities encompassing the City of Menifee voted to incorporate into Riverside County's 26th city. The City of Menifee was officially established on October 1, 2008.





### **Financial Summary**

Detailed financial data is available; please inquire about our secured website address for review.

### **Asking Price**

We are offering this unique investment opportunity without an asking price. Submit Offer.

**MENIFEE LAKES COUNTRY CLUB**  
29875 Menifee Lakes Drive, Menifee, CA 92584  
Menifee, California

[www.menifeelakesgolf.com](http://www.menifeelakesgolf.com)



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