

**GOLF COURSE BROKERS, INC.**

848 Elkins Lake, \* Huntsville, Texas 77340 \* (936) 788-4622/Fax (713) 583-0344

**Preliminary Business & Financial Questionnaire  
General & Financial Information**

Course Name \_\_\_\_\_ Owner \_\_\_\_\_

Course Address \_\_\_\_\_

Course Website Address \_\_\_\_\_

Form of Ownership \_\_\_\_\_

(Ex. C Corporation, Limited Liability Co., Partnership, Proprietorship)

Does this company hold all assets, including land? If not, describe ownership structure – all Companies, individuals and relationships.

\_\_\_\_\_  
\_\_\_\_\_

Management Company \_\_\_\_\_

Be sure to include: a) who has decision making authority \_\_\_\_\_

b) Where personnel and other expenses are incurred, who makes the decision \_\_\_\_\_

c) Who makes the decision where equipment is owned?  
\_\_\_\_\_

Revenues/Expenses at least one year (Please attach Income/Expense statement, preferably two years)

Are audited statements available Yes (circle) No If yes, what years? \_\_\_\_\_

Debt secured: (RE) Long Term \$ \_\_\_\_\_ Short Term \$ \_\_\_\_\_

Secured: Equipment Long Term \$ \_\_\_\_\_ Short Term \$ \_\_\_\_\_

Unsecured: Long Term \$ \_\_\_\_\_ Short Term \$ \_\_\_\_\_

Annual Capital Expenditures \_\_\_\_\_

Is property subject to a land lease, right of first refusal, or option to purchase? Yes (circle) No

If yes, please explain \_\_\_\_\_

\_\_\_\_\_

Are there any unusual title restrictions or covenants? Yes (circle) No

If yes, please explain \_\_\_\_\_

Are there any environmental concerns or problems? \_\_\_\_\_

Date of Environmental Phase I report \_\_\_\_\_

Has a Phase II Environmental ever been done? \_\_\_\_\_

Date and type of last survey \_\_\_\_\_



Nearest Metropolitan Area \_\_\_\_\_

Yardage from Championship Tees \_\_\_\_\_

Par \_\_\_\_\_ Slope \_\_\_\_\_ Rating \_\_\_\_\_

Sets of Tees \_\_\_\_\_

Total acreage of property \_\_\_\_\_

Is course part of a Development? Yes (circle) No

If yes, what is the level of quality and completion of the development?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

What are the expansion possibilities for the course? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Zoning \_\_\_\_\_

Topography and Drainage \_\_\_\_\_

Utilities \_\_\_\_\_

Parking Spaces \_\_\_\_\_

2009 Property Taxes \_\_\_\_\_

**Cart Storage Facility:** Permanent (circle) Temporary

Sq. footage \_\_\_\_\_ Type \_\_\_\_\_  
(under clubhouse, separate, open w/roof, open)

Date Built \_\_\_\_\_ Cart Capacity \_\_\_\_\_

Manufacture of fleet \_\_\_\_\_

# of Carts \_\_\_\_\_ Owned (circle) Leased

Age of Fleet \_\_\_\_\_ Electric (circle) Gas

Cart Fee \_\_\_\_\_

Cart Paths: Yes (circle) No

(cart path information)

Material – circle one - Asphalt – Concrete – Other

Width \_\_\_\_\_

Date Completed \_\_\_\_\_

**Practice Facilities:** Range Yes (circle) No  
Lighted Range Yes (circle) No  
Putting Green Yes (circle) No  
Range Tee Capacity \_\_\_\_\_  
Range Tee Surface \_\_\_\_\_

Tee to Green: Yes (circle) No  
If not Tee to Green, please explain  
\_\_\_\_\_  
\_\_\_\_\_

Turf Type: Greens \_\_\_\_\_  
Varieties \_\_\_\_\_  
Tee \_\_\_\_\_  
Varieties \_\_\_\_\_  
Fairway \_\_\_\_\_  
Varieties \_\_\_\_\_  
Rough \_\_\_\_\_  
Varieties \_\_\_\_\_

Water Source \_\_\_\_\_

Capacity per month or year \_\_\_\_\_

If purchased, average cost per year past 3 years \$ \_\_\_\_\_

Water contracts or permits; if not perpetual source Yes (circle) No  
If yes, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Storm Water Drainage System: Yes (circle) No

Please list number of Lakes \_\_\_\_\_ Creeks \_\_\_\_\_ Rivers \_\_\_\_\_

Is any portion of the golf course in a flood plain? Yes (circle) No  
If yes, please explain \_\_\_\_\_

**Irrigation System:** a) Automatic Manual None (circle one)  
b) Valve in Head Block Valve Quick Coupler (circle one)

Manufacturer and model of equipment

Type of Heads\_\_\_\_\_

Number of Heads\_\_\_\_\_

Satellites\_\_\_\_\_

Central\_\_\_\_\_

Describe age, capacity, manufacture and condition of pumps\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Market Information

What would you consider your market and why?\_\_\_\_\_

Number of courses in market with comparable rates: Public\_\_\_\_\_

Private\_\_\_\_\_

Semi-Private\_\_\_\_\_

### Clubhouse and Facilities

**Clubhouse:** Permanent (circle one) Temporary

Year Built\_\_\_\_\_Sq. Footage\_\_\_\_\_Number of Stories\_\_\_\_\_

Exterior Walls\_\_\_\_\_Floor Covering\_\_\_\_\_

Dining Capacity\_\_\_\_\_Banquet Capacity\_\_\_\_\_

### Pro Shop

Included in Clubhouse\_\_\_\_\_ Separate\_\_\_\_\_ Sq. Ft.\_\_\_\_\_

**Maintenance Building:** Permanent (circle one) Temporary

Sq. footage\_\_\_\_\_Type\_\_\_\_\_

(wood, brick, steel, etc.)

Date Built\_\_\_\_\_

List any other buildings and use\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# of On Course Restrooms\_\_\_\_\_

Swimming Pool Yes (circle) No

# of Tennis Courts\_\_\_\_\_

Caretaker Residence Yes (circle) No Sq. Ft.\_\_\_\_\_

Tifdwarf Nursery Yes (circle) No

Well House Yes (circle) No

