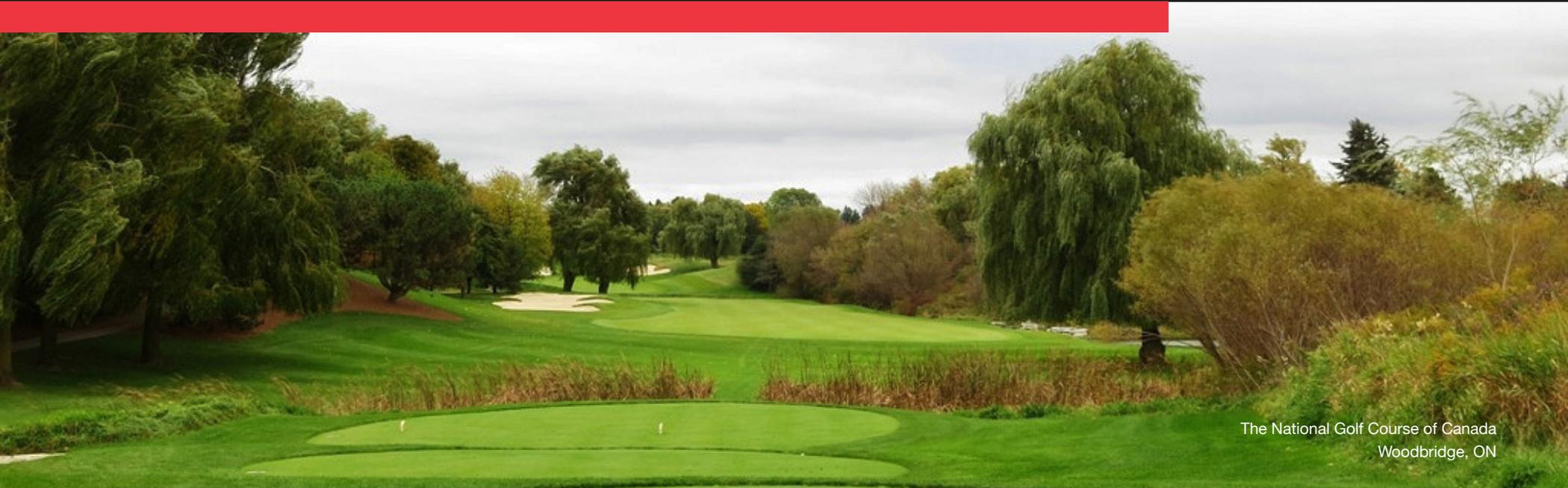


OFFERING MEMORANDUM

\$1,100,000

River Oaks Country Lodge Golf Course (South), Meaghers Grant Road, NS



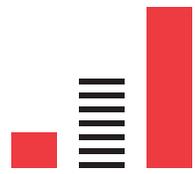
The National Golf Course of Canada
Woodbridge, ON

DAVID KERR
Associate Broker

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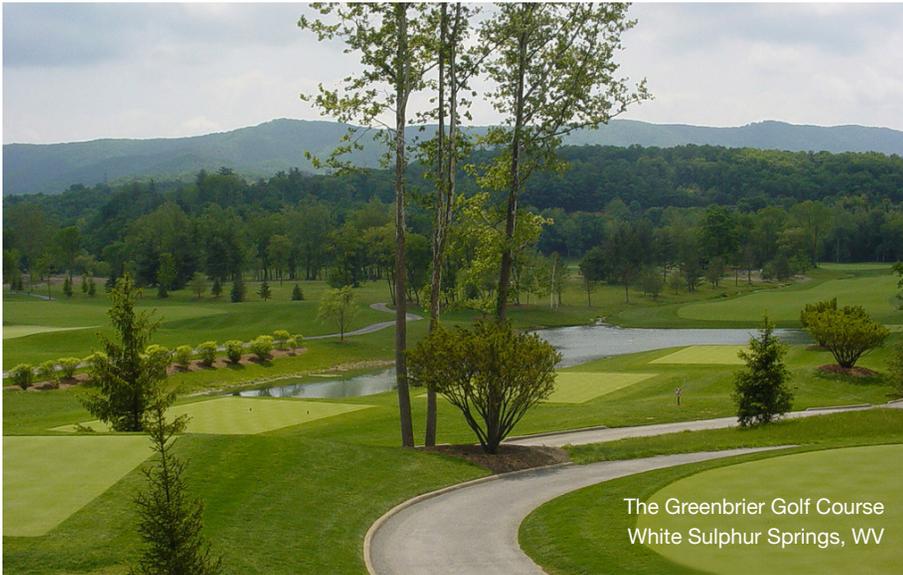


OFFERING MEMORANDUM

\$1,100,000

River Oaks Country Lodge & 9 Hole Golf Course (The South Course)
River Oaks Golf & Country Club, Meaghers Grant Road
Nova Scotia, Canada B0N 1V0

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- Dave Kerr Bio
- Royal LePage Commercial



Executive Summary

Fairmont Jasper Park Lodge Golf Club
Jasper, AB

Executive Summary

The Property and adjoining land (9 holes on approximately 190 acres), equipment, facilities, 8-unit motel and all associated interest, as a stand alone property for the turn-key price of \$1,100,000 (Canadian) plus any applicable taxes to an operator, developer or other party interested.

The Owner and his family have operated River Oaks successfully for approximately 25 years. About 15 years ago, the North Course was so busy and doing well, that the owners decided to build another 9 hole course across the Meaghers Grant Road in the Musquodoboit Valley just 200 meters up the road, on approximately 190 acres. The 9-hole course takes up approximately +/- 60 acres of the total acreage.

They also designed and built an 8-unit motel complex that features a pro shop/canteen, housekeeping facilities, washrooms and a small quarters for a full-time occupant. There is also a staging area for power and hand carts, a putting green and driving range. 100 + feet away from the motel, there is an in-ground fenced swimming pool for guests and family to enjoy.

Investment Summary

River Oaks Country Lodge & 9 Hole Golf Course (The South Course)
River Oaks Golf & Country Club, Meaghers Grant Road, NS

Price	\$1,100,000 (plus any applicable taxes)
Acres	189.24 - Golf Course, Motel & Land
Zoning	Recreational (Golf) & Commercial (Motel)
Use	Recreational & Business

Investment Options

Full Package Acquisition

The Owner does recognize that it may be difficult to find an owner/operator for the 9-hole South Course in view of the fact that they would be competing, or may be seen to be, competing; with the North Course 18-hole operation. For that reason, they are willing to package up the entire 27-hole operation as a turnkey opportunity, if need be. For that acquisition, the Owner would be looking for approximately \$3.4 Million for everything, \$1.1 Million for the South Course and related assets; and \$2.3 Million for the North Course and related assets and operations.

Stand-Alone Opportunity

Buyer may wish to simply purchase the 9-hole track and the adjoining development acreage to operate as a stand-alone 'niche' course opportunity, or as a private development where homeowners would own and play their own course or even consider building homes (as one interested buyer has stated) on the previous holes there and focus the golf across the road on the 18-hole track. Others may simply wish to have their own private lands with their own private golf course, so we are presenting all options herein.

We ask that any interested buyer approach the seller's agent and we would enter into dialogue.

Additional Options

- 1) A deal can be made for the primary operation (North Course) to offer contract maintenance services, up keep and related services to keep the South Course fairways, greens and overall operation maintained, as not to have duplicate equipment and facilities and manpower to accomplish this.
- 2) A deal can be made to have the niche 9-hole operator share some level of services. For example, dining at the primary clubhouse, event management and catering, perhaps some overlap on the motel 'Country Lodge' opportunity, and other cooperating approaches to see both operations succeed.



Property Overview

Cabot Links
Inverness, NS

Property Overview

Property Description

The overall 27-hole North & South Course collective golf operations, include an established 18-hole North Course and a newer (2000) regulation 9-hole South Course. River Oaks welcomes golfers of all levels, and offers challenges for everyone.

The main clubhouse is known locally and by visiting golfers for great homemade meals and one can check out their extensive menu online. The kitchen also caters for corporate tournaments and special events - accommodating groups of 16 to 140.

The overall River Oaks operations features complete facilities, including putting greens at both locations, club and cart rentals, a pro shop and snack bar respectively at each location. At the North Course location there is a licensed dining room. Special weekend packages are available, and at the South Course, they expanded to include a lodge for overnight stays. The clubhouse offers locker rooms and spacious comfort with a natural pine interior. A wrap around deck outside sports a panoramic view of the lush East Coast countryside.

As stated in the Executive Summary, the intent of the Owner is to market to sell the South Course operation as a stand-alone 9-hole operation and continue to operate the North Course with family.

9-Hole South Course

Age	14 Years
Course	9 Holes & Driving Range
Facilities	Motel (8 Unit), Starters Hut, Washrooms, Maintenance Buildings
Equipment	Maintenance Equipment, Tools, Power Carts (25)

Property Overview

Golf Course Hole Photos

Hole 1



Hole 2



Hole 3



Hole 4



Hole 5



Hole 6



Hole 7



Hole 8



Hole 9



Property Overview

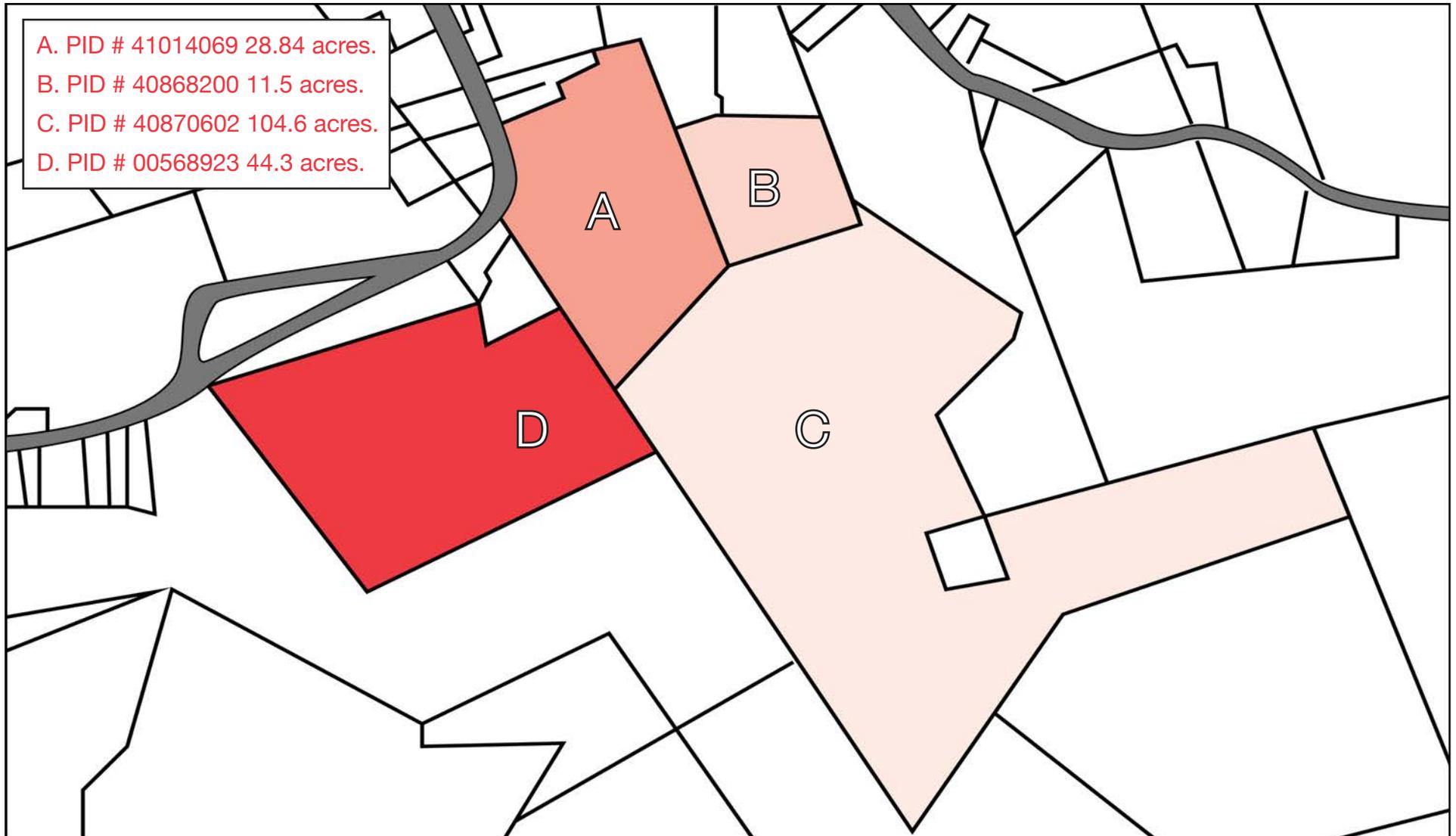
Aerial View



*Approximate outline of property

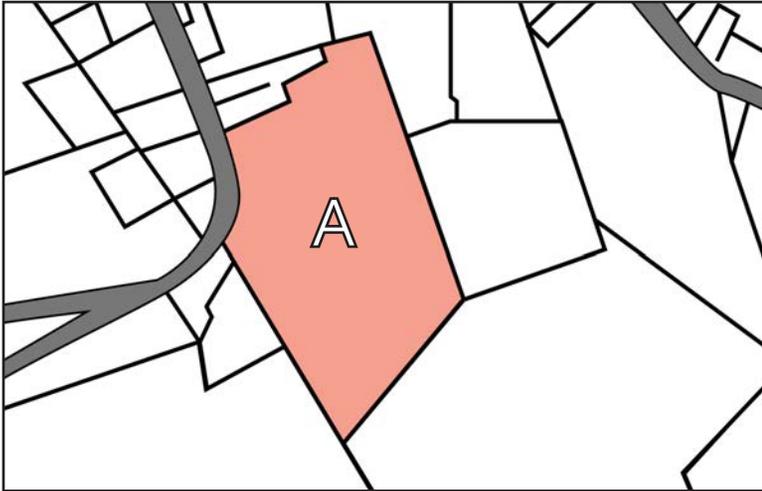
Property Overview

Identification Maps



Property Overview

Identification Maps



PID: 041014069

AAN: 01334646

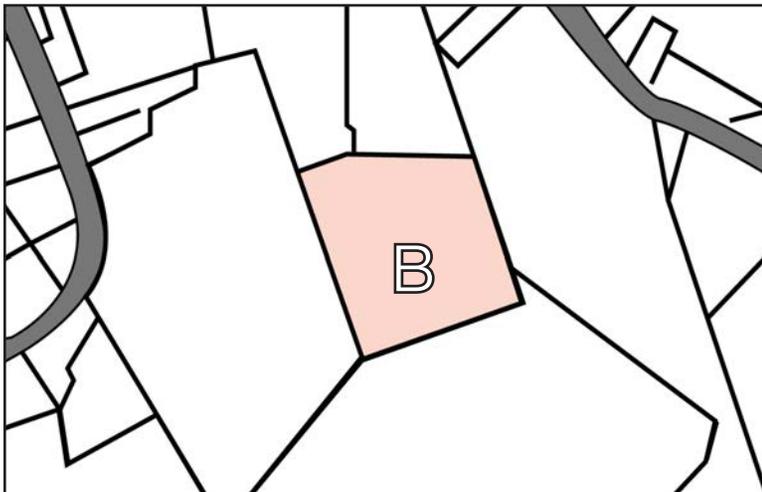
Value: \$183,800 (2014 Commercial Taxable)

Address: 3856 Highway 357 Meaghers Grant Lot 98-1X

Country: Halifax County

Owner: River Oaks Golf Club Limited

LR: Not Land Registration



PID: 40868200

AAN: 09229329

Value: \$5,100 (2014 Resource Taxable)

Address: 0 Lays Lake Road Meaghers Grant Lot 99-2

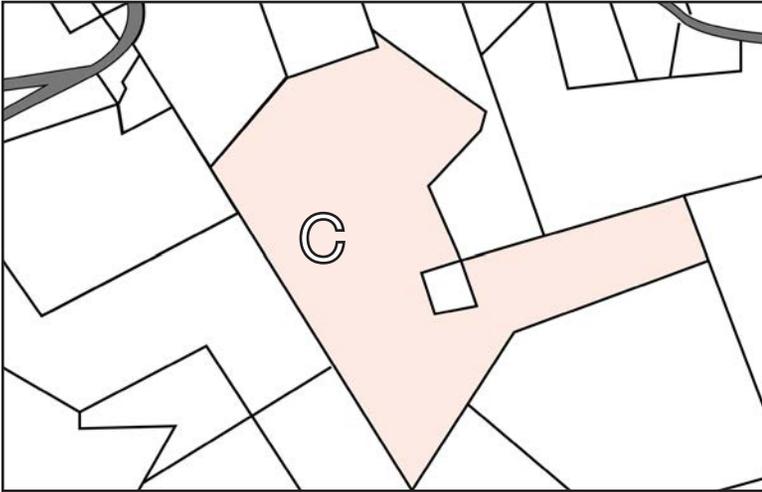
County: Halifax County

Owner: River Oaks Golf Club Limited

LR: Not Land Registration

Property Overview

Identification Maps



PID: 40870602

AAN: 09230955

Value: \$223,500 (2014 Commercial Taxable)

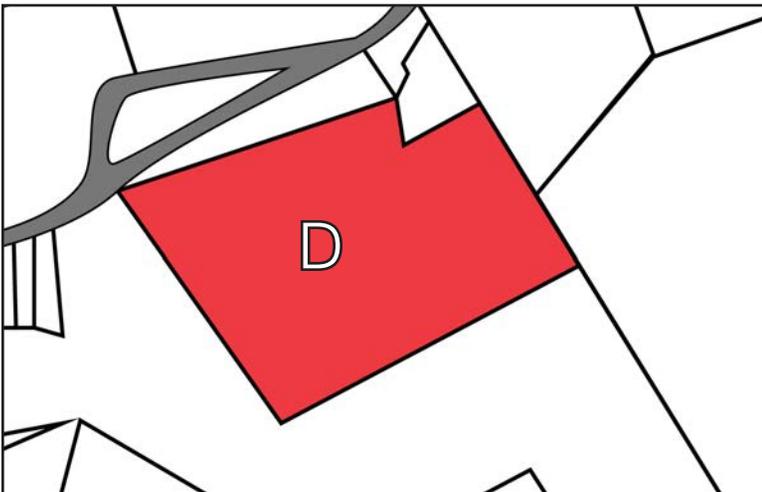
\$9,200 (2014 Resource Taxable)

Address: No 357 Highway Meaghers Grant Lot 98-2A

Country: Halifax County

Owner: River Oaks Golf Club Limited

LR: Not Land Registration



PID: 00568923

AAN: 09237984

Value: \$15,400 (2014 Resource Taxable)

Address: 3784 Highway 357 Meaghers Grant

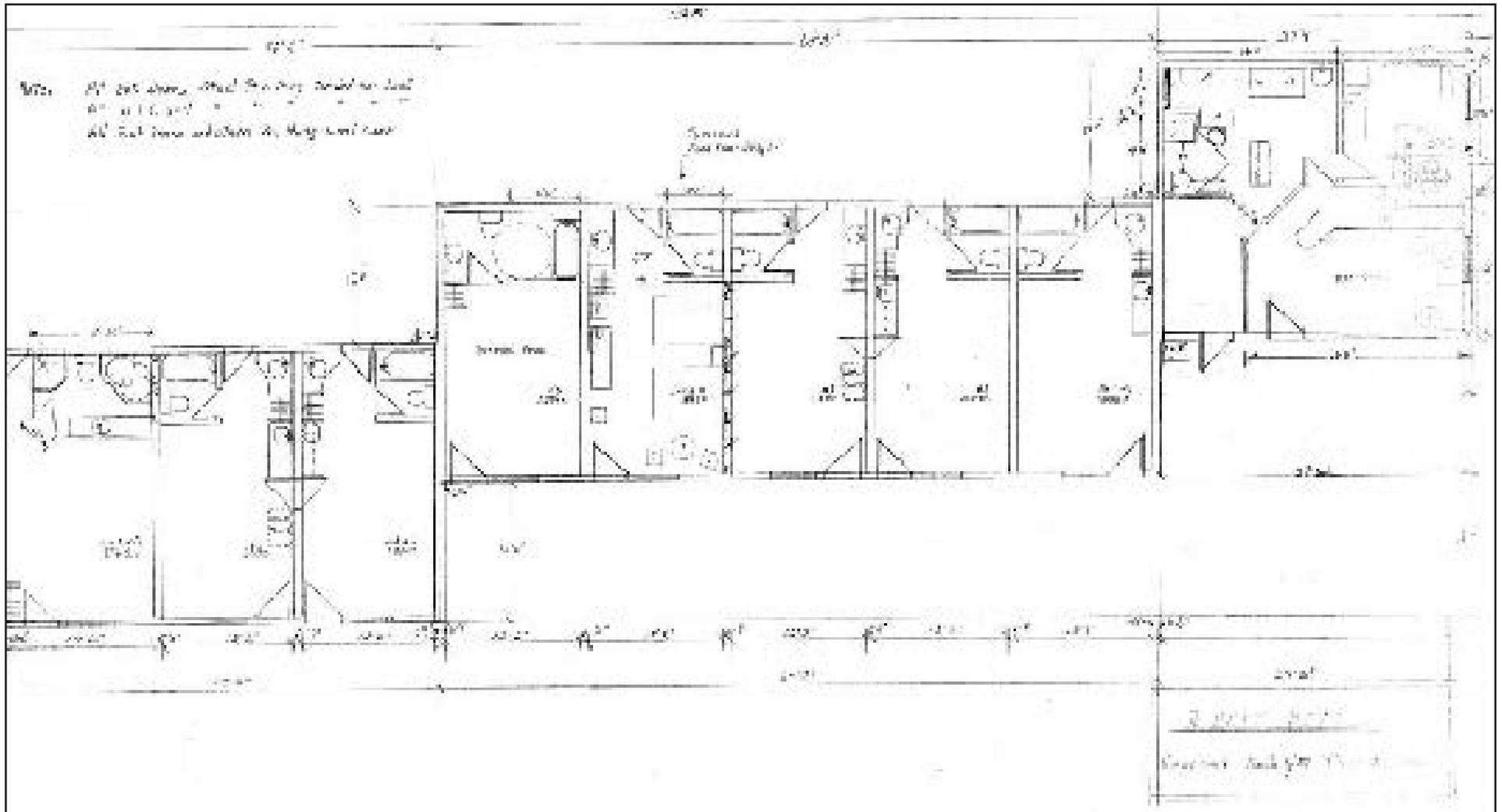
Country: Halifax County

Owner: River Oaks Golf Club Limited

LR: Not Land Registration

Property Overview

Motel Floor Plan





Market Overview

St. George's Golf & Country Club
Etobicoke, ON

Market Overview

Location

Meaghers Grant is a rural community in the Musquodoboit Valley region of the eastern Halifax Regional Municipality Nova Scotia on Route 357. The community is located on the Musquodoboit River with an economy mainly supported by farming and forestry. It is approximately 45 minutes away from Halifax, the Province's capital city. The beautiful, scenic River Oaks is one of Nova Scotia's most picturesque golf destinations and is located in this community.





Company

Hamilton Golf & Country Club
Ancaster, ON

Company

Royal LePage Commercial

Innovation and service excellence have developed and propelled the Royal LePage brand since 1913. Royal LePage helped pioneer the growth and development of commercial real estate in Canada. Our leadership heritage in commercial real estate gives meaningful vision to today's national network of dedicated commercial real estate professionals and their clients alike.

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Dave Kerr

Dave heads up Kerr Global Real Estate Associates, an affiliate of Royal LePage Commercial Anchor Realty, Brokerage and is President/CEO of Prosperity Global Energy Solutions Incorporated, an exciting renewable and sustainable energy company.

Formerly operating as Terra Firma Development Corporation's Chief Operating Officer (2012-2014), this internationally based group acquired substantial lands to build Forest Lakes Country Club, a prestige luxury course for the Four Season Resort in the Municipality of West Hants.

Dave spent his early years in the Banff, Alberta area and operated throughout Alberta and the Interior British Columbia Mountain ranges in the 4-Season Resort Management and Heli-Skiing Business, and ultimately as Marketing Manager of CMH Heli-Skiing (1975-1982).

Following his return to the HRM in 1982, Dave has operated as a successful entrepreneur and as an independent business consultant for a wide range of companies and clients, as well as having been engaged as a senior level business executive and consultant with several Fortune 500 companies before focusing exclusively on domestic and international real estate and global renewable energy opportunities.

Dave was born and resides in Halifax Regional Municipality and lives there with his wife and two girls. An ardent golfer and accomplished alpine skier, Dave has been very active with many boards and associations, community groups, and charities. Dave is widely known in his community for his business network, positive attitude, and making things happen.

Disclaimer

The information contained in this package was obtained from the owners and other sources deemed reliable. However, no representations, declarations or warranties are given or implied by Royal LePage Anchor and the owner as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

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The property, including the land, building, much of the Leaseholds and related fixtures, form this Authority to list and is the 'Property'. Other chattels and equipment on or at the site may also be considered for sale and should same be targeted to be purchased, such items shall be added to any Sale Price on an inventoried basis as a Schedule, and regarding all of the foregoing; there is no warranty, express or implied, with respect to any aspect of the property or equipment included with any possible sale.

A graphic consisting of a small red square, a vertical stack of five horizontal black bars, and a tall red vertical bar.

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Associate Broker

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