

Insight Golf is pleased to present our newest listing in the Phoenix market – **Foothills Golf Club**. Located just fifteen minutes southwest of Sky Harbor International Airport, it is an 18-hole, 6,968-yard, daily fee facility that meanders through an upscale residential community.

The club has been rated 4 stars by Golf Digest Places to Play. This Tom Weiskoph/Jay Morrish design features wide manicured fairways nestled amid the rustic beauty of South Mountain's ridges and buttes. The course offers a target desert layout combined with a links flavor, minus the extreme carries that golfers often associate with desert designs. 65 sand bunkers and contoured landing areas add to the allure and challenge. Players can choose from four sets of tees ranging from 6968 to 5441 yards, with slopes rating between 132 and 114.

Their 27,000 square foot clubhouse at the Foothills includes a restaurant/lounge/patio that are open for breakfast and lunch, a 144-seat theatre, banquet/special event rooms and locker rooms for men and women. There is a spacious grass range and a huge practice green for putting and chipping. The clubhouse also features a well-stocked pro shop.

Its proximity to the South Mountain ridges adds an aesthetic quality that makes a round at The Foothills memorable - as evidenced by the gorgeous postcard quality backdrops behind the greens and tees. Golfers will also appreciate a strong group of par threes. This is a really good value for the Phoenix area as rates including cart in prime time are usually under \$100.

The golf course is being offered for **\$4,999,999** cash, representing a 10.22% cap rate.

*If you have interest in receiving a full Foothills offering memorandum, please communicate with me via email or my numbers below.*

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