



PLUMAS PINES GOLF RESORT

And Longboard Bar & Grill

Graeagle, CA

***"9th Top Golf Course
In California."***

GolfAdvisor.com

Par 5, 456-Yard 13th Hole

Insight
GOLF 



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Holes #1 and #2



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1. INTRODUCTION





INTRODUCTION

Plumas Pines Golf Resort and Longboards Bar & Grill, located near Reno in the California town of Graeagle, is an 18-hole championship golf course nestled among towering pine and fir trees and edged by the middle fork of the Feather River. The club, designed by Homer Flint in 1980, offers an affordable membership plan and is also open to the public.

Plumas Pines hosts daily fee golf, group golf, tournament golf and member golf. They also feature an incredibly scenic driving range, full-service snack bar, event space, Longboards Event Center, full bar, seating for over 200 guests and the best views in the area. Its location is perfect for weddings and group events when paired with two picturesque outdoor wedding locations. Golf is open from the end of April through October 31st.

Playing to just 6,421 yards with a challenging 132 slope rating from the back tees, Plumas Pines and its tree-lined fairways are always in near-pristine condition, giving golfers a scenic and enjoyable time on the links. The course offers three sets of tees but defends itself with some very narrow holes and sharp doglegs as well as other design features. The par-4 ninth hole is a straightaway hole until just before the green, when it trudges severely uphill. On the par-3 15th hole, a tree sits right in front of the green. The par-4 10th hole is cruel too, with a blind pond sitting over a crest in the middle of the fairway - so use restraint.

Plumas Pines Golf Resort's par-5 18th hole is a tough dogleg to a green in a beautiful spot with long mountain views.

In addition to golf, Longboards Bar and Grill is well known locally for its excellent dining along with scenic views of the surrounding mountain ranges. Longboards has won several awards including the prestigious "Blazing Chef" and gold medal for food and wine pairing and silver and bronze medals for great food at the Lake Tahoe Autumn Food & Wine Festival. The restaurant is located on the second floor of the clubhouse and overlooks the golf course.

All told, Plumas Pines Golf Resort is an award winning, hidden wonder that will have golfers and their families enjoying the trip of a lifetime.





2. EXECUTIVE SUMMARY





The Property: Plumas Pines Golf Resort is a popular 18-hole, daily fee golf club with full amenities located in the resort community of Graeagle, California.

Location: Plumas Pines Golf Resort
402 Poplar Valley Road
Graeagle, CA

Site/Location: The golf course winds through 146.7 acres of majestic pines in the Northern Sierra Nevada's. Outlined by the Feather River

Clubhouse: This tri-level, 15,000 square foot structure houses Longboards Bar & Grill, a fully stocked pro shop, event center, office space, locker rooms and restrooms. Longboards, with a capacity of 240 patrons, is located on the second floor and features breathtaking views of the golf course and pines.

Parcels: 129-010-042; 129-010-050; 129-010-051; 129-010-052;
129-010-053; 129-140-009; 129-112-008; 129-111-002;
129-070-031

Year Opened: 1980

Golf Architect: Homer Flint

Zoning: The golf course is zoned REC-OS: Recreation-Open Space

Awards: "Top 5 Best Values in the Sierra Nevada" – *California Golf*
"Top 4 Best Greens in the Sierra Nevada" – *Travel Magazine*
"5th Friendliest Golf Staff in the U.S." – *GolfAdvisor.com*
"9th Top Golf Course in California" – *GolfAdvisor.com*

Yardages:	<u>Tees:</u>	<u>Par:</u>	<u>Yardage:</u>	<u>Rating/Slope:</u>
	Blue:	72	6,421 yards	71.3 / 132
	White:	72	6,004 yards	68.9 / 129
	Gold:	72	5,515 yards	66.5 / 125
	Red:	72	5,246 yards	70.5 / 125





Cart Storage: A separate, 3,600 square foot sheet metal building houses a fleet of 74 electric carts.

Maintenance Facility: The 5,400 square foot maintenance facility is located adjacent to the clubhouse. It includes both workspace and the superintendent's office.

Spring Rates:	<u>Date:</u>	Weekday		Weekend	
		<u>Riding:</u>	<u>Walking:</u>	<u>Riding:</u>	<u>Walking:</u>
	Opening – 5/26	\$70.00	\$55.00	\$70.00	\$55.00
	5/27-9/30	\$79.00	\$99.00	\$89.00	\$109.00

\$20 Spectator Fee

Driving Range: \$6.00 per bucket, 50 balls
\$40 range pass, 10 buckets

Rounds Played:	<u>2021</u>	<u>2022</u>
	15,751	15,652

Average Rate Per Round:	<u>2021</u>	<u>2022</u>
	\$40.09	\$46.30

Total Revenue Per Player:	<u>2021</u>	<u>2022</u>
	\$74.49	\$82.52



Practice The range is approximately 300 yards in length with about 20 hitting stations. A putting green and bunker complete the practice amenities and are adjacent to the range

Irrigation System: Plumas Pines utilizes a Toro/Site Pro irrigation system and is original to the course. It features a maximum output of 2,000 GPM.

Irrigation Water: The golf course is irrigated by one on-site well via grant deed. Potable water is supplied to the clubhouse by the local Communities Services District.





Grass Type: Greens are Gregale a mixture of Bentgrass and Poa Annua. Tees are and fairways consist of Bentgrass and Ryegrass.

Carts: In 2023, Plumas Pines leased 74, Tempo Electric ClubCars at a cost of \$5,695.04/month. Lease payments continue through December, 2027.

Memberships:	<u>Type:</u>	<u>Cost:</u>	<u>#Members</u>
	Unlimited Single w/Cart	\$2,550	12
	Unlimited Family Play w/Cart	\$4,050	6
	Unlimited Single Play Walking	\$1,950	0
	Unlimited Family Play Walking	\$3,100	0
	Annual Single	\$600	49
	Annual Family	\$950	<u>29</u>
	Total:		96

Cart Paths: 80% of the course features eight-foot-wide concrete cart paths running from tee box to green. The other 20% is asphalt.

Picnic Area: Volleyball court, BBQ picnic area & horseshoe ring.

Liquor License: A series 47 liquor license serves the restaurant and beverage cart while a separate catering liquor license is also utilized.

Price: \$1,350,000 cash





3. FINANCIALS



Par 3, 153-Yard 15th Hole



2022 Profit & Loss Statement

Ordinary Income/Expense	December	Jan-Dec 2022
Income		
40000-3 · Sales Golf		
40001-3 · Golf - Green Fees	0.00	389,104.52
40002-3 · Golf - Memberships	0.00	96,350.00
40003-3 · Golf - Cart Fees	0.00	110,573.71
40004-3 · Golf - Tournaments	0.00	284,481.66
40005-3 · Golf - Driving Range	0.00	28,938.40
40006-3 · Golf - Misc	0.00	471.00
40007-3 · Golf - Merchandise Sales	5,230.73	185,670.51
40010-3 · Golf Club Rentals	0.00	4,409.10
Total 40000-3 · Sales Golf	5,230.73	1,099,999.10
41000-1 · Snack Bar Sales		
41001-1 · Snack Bar - Food Sales	0.00	72,289.44
41002-1 · Snack Bar - Liquor Sales	0.00	41,295.72
41003-1 · Snack Bar - Beer Sales	0.00	44,340.26
41004-1 · Snack Bar - Wine Sales	0.00	2,159.11
41005-1 · Snack Bar - Beverage Sales	0.00	22,667.95
Total 41000-1 · Snack Bar Sales	0.00	182,752.48
42000-0 · Facility Fee	0.00	8,914.92
Total Income	5,230.73	1,291,666.50
Cost of Goods Sold		
50015-1 · COS Food - Snack Bar	0.00	32,490.38
50030-3 · COS Golf Merchandise	5,067.90	124,862.81
50115-1 · COS Liquor - Snack Bar	0.00	12,259.31
50215-1 · COS Beer - Snack Bar	0.00	10,941.73
50315-1 · COS Wine - Snack Bar	0.00	1,323.86
50415-1 · COS Beverage - Snack Bar	0.00	8,298.00
Total COGS	5,067.90	190,176.09
Gross Profit	162.83	1,101,490.41
Expense		
60000-0 · Payroll Distribution	22,333.16	504,957.22
61000-0 · Health Benefits		
Benefits - Administration	410.75	4,841.00
Benefits - Course	1,205.56	11,530.88
Benefits - Golf	1,205.56	14,118.20
Total 61000-0 · Health Benefits	2,821.87	30,490.08
61200-0 · Employee Payroll Taxes	1,702.35	54,231.53
61700-0 · Computer and Internet Expenses	128.99	4,151.44
62000-0 · Gas & Oil		
Gas & Oil - Course	0.00	26,035.91
Total 62000-0 · Gas & Oil	0.00	26,035.91
62100-0 · Propane		
Propane - Clubhouse	113.64	2,409.85
Propane - Course	426.29	4,026.46
Total 62100-0 · Propane	539.93	6,436.31
62200-0 · Small Tools & Equipment		
Small Tool & Equipment - Course	36.45	1,025.53
Small Tools & Equipment - Clubh	0.00	288.47
Small Tools & Equipment - SB	0.00	139.35
Total 62200-0 · Small Tools & Equipment	36.45	1,453.35



2022 Profit & Loss Statement

	<u>December</u>	<u>Jan-Dec 2022</u>
62300-0 · Operating Cost of Equipment		
Cost of Operating Equip - SB	0.00	471.53
Operating Cost of Equip- Course	2,053.64	20,657.61
Operating Cost of Equip - Clubh	0.00	24.16
Operation Cost of Equip - Carts	0.00	8,570.23
Total 62300-0 · Operating Cost of Equipment	2,053.64	29,723.53
62400-1 · Plastic/Paper Supplies - SB	0.00	1,984.56
62500-0 · Shop Supplies		
Shop Supplies - Course	0.00	1,330.59
Shop Supplies - Golf	0.00	1,545.61
Total 62500-0 · Shop Supplies	0.00	2,876.20
62600-0 · Cleaning Supplies		
Cleaning Supplies - Clubhouse	0.00	5,764.63
Cleaning Supplies - Snack Bar	0.00	199.50
Total 62600-0 · Cleaning Supplies	0.00	5,964.13
62700-0 · Janitorial Service	0.00	26,235.00
63000-0 · Satellite TV		
Hulu TV	82.99	462.94
63000-0 · Satellite TV - Other	0.00	1,414.86
Total 63000-0 · Satellite TV	82.99	1,877.80
63500-0 · Cart Supplies	0.00	96.51
64000-0 · Office Supplies		
Office Supplies - Admin	181.18	2,181.51
Office Supplies - Course	428.77	1,083.39
Office Supplies - Golf	0.00	1,357.60
Office Supplies - Snack Bar	0.00	75.08
Total 64000-0 · Office Supplies	609.95	4,697.58
65300-3 · Range Supplies - Golf	0.00	3,922.17
65320-2 · Course Supplies	0.00	2,900.04
65400-3 · Cards & Pencils - Golf	0.00	1,126.12
65500-0 · Uniforms		
Uniforms - Golf	0.00	1,594.90
Total 65500-0 · Uniforms	0.00	1,594.90
65600-0 · Copier Maintenance	0.00	820.83
66000-0 · Building & Yard Maintenance		
Bldg & Yard Maint - Clubhouse	0.00	5,421.80
Bldg & Yard Maint - Course	0.00	1,768.92
Bldg & Yard Maint - SB	41.00	116.10
Total 66000-0 · Building & Yard Maintenance	41.00	7,306.82
66000 · Payroll Expenses	0.00	0.00
66500-0 · Greens Maintenance		
Chemicals	0.00	11,442.48
Fertilizer	0.00	12,146.61
Irrigation	0.00	7,706.55
Seed & Sod	0.00	1,651.65
Soil Amendment	0.00	960.82
Top Dressing	0.00	6,974.45
Trees	0.00	3,000.00
Total 66500-0 · Greens Maintenance	0.00	43,882.56



2022 Profit & Loss Statement

	<u>December</u>	<u>Jan-Dec 2022</u>
66700-0 · Rental Equipment		
Rental - Bar Dishwasher	193.05	579.15
Rental - Course	-250.00	1,080.99
Rental - Golf	0.00	1,315.92
Rental - PO Box	0.00	85.00
Total 66700-0 · Rental Equipment	-56.95	3,061.06
66900 · Reconciliation Discrepancies	0.00	0.00
67000-0 · Utilities		
Electricity - Clubhouse	1,433.43	18,741.22
Electricity - Course Back 9	1,182.73	11,537.00
Electricity - Course Front 9	1,162.62	12,708.76
Electricity - Maintenance Shop	1,225.98	13,658.22
Fire - Undeveloped Lot	0.00	68.60
Garbage Disposal	0.00	13,150.61
Water, Sewer, Fire - Clubhouse	666.60	9,135.38
Total 67000-0 · Utilities	5,671.36	78,999.79
67500-6 · Alarm Monitoring	0.00	690.00
67600-6 · Telephone Expense	464.06	5,510.10
68000-0 · Professional Services		
Prof Services - Admin	0.00	1,860.00
Prof Services - Snack Bar	0.00	586.62
Total 68000-0 · Professional Services	0.00	2,446.62
68100-0 · Credit Card Fees		
Credit Card Fees - Golf	139.49	27,629.72
Credit Card Fees - Snack Bar	0.00	2,312.85
Total 68100-0 · Credit Card Fees	139.49	29,942.57
68200-0 · Payroll Expense	231.20	1,845.80
68300-0 · Bank Charges	0.00	51.32
68400-0 · Advertising/Marketing		
Advertising - Course	0.00	98.85
Advertising - Facility	0.00	2,763.81
Advertising - Golf	583.38	4,395.63
Advertising - Snack Bar	0.00	58.43
Total 68400-0 · Advertising/Marketing	583.38	7,316.72
68500-0 · Postage		
Postage - Admin	69.20	447.93
Postage - Golf	0.00	13.92
Total 68500-0 · Postage	69.20	461.85
68550-3 · Shipping - Golf	6.78	308.70
68600-0 · Miscellaneous		
Misc - Admin	0.00	131.77
Misc - Clubhouse	0.00	579.89
Misc - Golf	0.00	953.32
Total 68600-0 · Miscellaneous	0.00	1,664.98
69100-0 · Mileage Tolls & Parking		
Mileage - Admin	48.60	1,381.23
Total 69100-0 · Mileage Tolls & Parking	48.60	1,381.23



2022 Profit & Loss Statement

	<u>December</u>	<u>Jan-Dec 2022</u>
69400-0 · Dues & Subscriptions		
Dues & Subscriptions - Admin	235.00	814.72
Dues & Subscriptions - Course	165.00	683.00
Dues & Subscriptions - Facility	0.00	100.00
Dues & Subscriptions - Golf	182.15	1,269.58
Total 69400-0 · Dues & Subscriptions	582.15	2,867.30
69500-0 · Education & Training		
Education & Training - Course	0.00	340.00
Education & Training - SB	0.00	91.00
Total 69500-0 · Education & Training	0.00	431.00
71000-0 · Amortization Expense Liquor Lic	3,000.00	3,000.00
72000-0 · Tax & Licenses		
Tax & License - Course	346.63	1,032.72
Tax & License - Golf	0.00	265.00
Tax & License - Snack Bar	0.00	451.75
Tax & Licenses - Admin	9,506.40	30,655.67
Total 72000-0 · Tax & Licenses	9,853.03	32,405.14
73000-0 · Over/Short on Cash		
73001-1 · Over/Short - Snack Bar	0.00	-10.20
73003-3 · Over/Short - Golf	0.00	77.33
73000-0 · Over/Short on Cash - Other	0.00	0.00
Total 73000-0 · Over/Short on Cash	0.00	67.13
75000-0 · Donations	0.00	200.00
76000-0 · Insurance Expense	0.00	27,014.05
Total Expense	50,942.63	962,429.95
Net Ordinary Income	-50,779.80	139,060.46
Net Income	-50,779.80	139,060.46



2021 Profit & Loss Statement

	Year to Date This Year
Revenues	
Snack Bar Food Sales	55,442.85 \$
Snack Bar Liquor Sales	26,483.66
Snack Bar Beer Sales	46,942.73
Snack Bar Wine Sales	3,893.93
Snack Bar Beverage Sales	22,339.99
Golf - Green Fees	430,544.50
Golf-Membership Fees	93,692.00
Golf - Cart Fees	131,415.00
Golf - Tournaments	156,237.00
Golf - Driving Range	25,001.98
Golf - Misc.	3,162.62
Golf - Apparel Sales	59,932.79
Golf - Merchandise	105,487.11
PPP Loan Forgiven	0.00
Other Income	4,409.62
Facility Fee	8,369.00
Total Revenues	<u>1,173,354.78</u>
Cost of Sales	
COS Food - Snack Bar	23,298.92
COS Liquor - Snack Bar	7,326.43
COS Beer - Snack Bar	10,911.39
COS Wine - Snack Bar	1,559.49
COS Beverage - Snack Bar	8,159.80
COS Golf Accessories	78,691.66
COS Golf Apparel	<u>37,387.30</u>
Total Cost of Sales	<u>167,334.99</u>
Gross Profit	<u>1,006,019.79</u>
Expenses	
Wages - Events Coordinator	1,248.75
Wages - Snack Bar	38,313.44
Wages - Course	232,358.11
Wages - Golf	169,984.58
Wages - Janitorial	16,481.55
Wages - Admin.	28,286.50
Benefits - Course	5,659.20
Benefits - Golf	13,420.86



2021 Profit & Loss Statement

	Year to Date This Year
Benefits - Admin.	4,632.52
Emp. P/R Taxes - Events Coord	180.45
Emp. P/R Taxes - Snack Bar	5,722.48
Emp. P/R Taxes - Course	23,140.07
Emp. P/R Taxes - Golf	18,914.80
Emp. P/R Taxes-Janitor	2,343.83
Emp. P/R Taxes - Admin.	2,783.77
Food Products Outdated	0.00
Gas & Oil - Course	21,580.84
Gas & Oil - General	0.00
Propane - Course	2,737.31
Propane-Clubhouse	3,212.75
Automobile expenses	0.00
Equip - Snack Bar	448.51
Small Tools & Equip. - Course	2,310.76
Small Tools & Equip. - Golf	481.85
Operating Cost of Eq-Snack Bar	813.29
Operating Cost of Eq - Course	21,827.49
Operating Cost of Eq - Golf	0.00
Operating Cost of Eq - Carts	10,385.10
Plastic/Paper Supplies-Snk Bar	1,922.26
Shop Supplies - Course	446.80
Shop Supplies - Golf	150.49
Cleaning Supplies Snack Bar	477.09
Cleaning Supplies - General	4,008.82
Covid-19 Protection Supp Cour	0.00
Covid-19 Protection Supp Golf	0.00
Covid-19 Protection Supp Club	899.55
Satellite TV - Clubhouse	1,351.14
Cart Supplies - Bev Cart	26.80
Cart Supplies - Golf	26.58
Range Supplies - Golf	2,925.71
Cards & Pencils - Golf	1,551.91
Office Supplies - Snack Bar	85.07
Office Supplies - Course	59.07
Office Supplies - Golf	584.65
Office Supplies - Admin.	1,710.31
Computer Supplies	2,782.82
Uniforms - Course	107.21
Uniforms - Golf	2,065.67
Copier Maintenance	1,758.52
Bldg. & Yard Maint. - Snack B.	176.84
Bldg. & Yard Maint. - Course	12,676.94
Bldg. & Yard Maint. - Clubhou	3,429.99
Amortization Exp-Liquor Lic	3,000.00
Course Supplies	1,393.80
Greens Maint. - Fertilizer	15,501.63



2021 Profit & Loss Statement

	Year to Date This Year
Greens Maint. - Chemicals	20,165.23
Greens Maint. - Seed & Sod	2,727.59
Greens Maint. - Top Dressing	5,826.89
Greens Maint. - Cart Paths	707.51
Greens Maint. - Irrigation	7,029.18
Greens Maint. - Drainage	894.49
Rental Equipment - Course	244.18
Rental Equipment - Golf	176.96
Leased Equipment - Course	0.00
Electricity - Course	45,474.39
Electricity - Clubhouse	20,042.84
Fire-Undeveloped Lot	37.98
Water Sewer Fire - Clubhouse	13,319.34
Garbage Disposal	2,750.11
Outside/Prof. Svc. - Snack Bar	670.36
Outside/Prof. Svc. - Clubhouse	1,049.59
Outside/Prof. Svc. - Admin.	1,700.00
Credit Card Fees-Snack Bar	2,895.86
Credit Card Fees-Golf	21,387.02
Payroll Expense	820.00
Bank Charges	122.43
Advertising/Marketing - Golf	10,590.15
Advertising/Marketing - CH	310.76
Postage	639.85
Shipping Expense - Golf	638.54
Alarm Monitoring - Clubhouse	1,665.00
Telephone Exp. - Clubhouse	4,345.28
Internet Expense - Clubhouse	0.00
Internet Expense	0.00
Misc. Exp. - Golf	19.56
Misc. Exp - Clubhouse	0.00
Misc. Exp. - Admin.	42.19
Mileage Tolls & Parking Admin.	1,183.05
Dues & Subscriptions - Course	400.00
Dues & Subscriptions - Golf	1,115.16
Dues & Subscriptions - Admin.	1,746.73
Education & Training-Snack Bar	322.65
Education & Training - Course	169.45
Education & Training - Golf	194.90
Education & Training - Admin.	183.18
Tax & License - Course	286.90
Tax & License - Golf	265.00
Tax & License - Admin.	24,514.34
Over/Short - Snack Bar	24.41
Over/Short - Golf	(78.39)
Insurance Expense	19,944.12



2021 Profit & Loss Statement

	Year to Date This Year
Dues & Subscriptions - Course	400.00
Dues & Subscriptions - Golf	1,115.16
Dues & Subscriptions - Admin.	1,746.73
Education & Training-Snack Bar	322.65
Education & Training - Course	169.45
Education & Training - Golf	194.90
Education & Training - Admin.	183.18
Tax & License - Course	286.90
Tax & License - Golf	265.00
Tax & License - Admin.	24,514.34
Over/Short - Snack Bar	24.41
Over/Short - Golf	(78.39)
Insurance Expense	19,944.12
Total Expenses	902,953.26
Net Income	103,066.53





4. PROPERTY PHOTOS



PROPERTY PHOTOS

Insight
Land & Investments



Clubhouse



Exterior Deck



Clubhouse/18th Hole





Driving Range/Putting Green



PHOTOS

Insight
Land & Investments



Par 4, 378-Yard 6th Hole



Par 5, 456-Yard 12th Hole



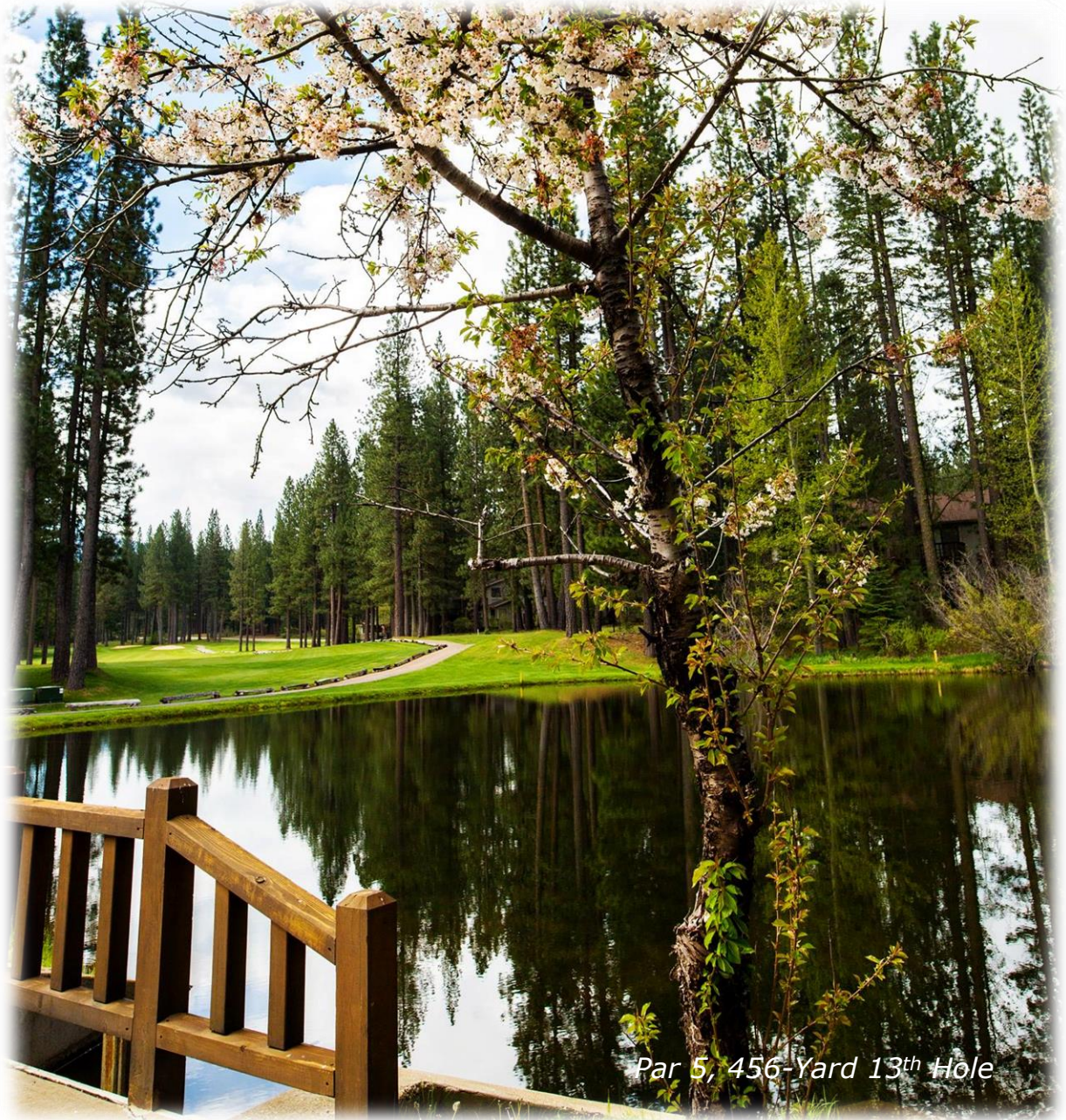
Par 4, 378-Yard 6th Hole





Par 4, 393-Yard 2nd Hole

















Par 5, 456-Yard 13th Hole



6. SCORECARD

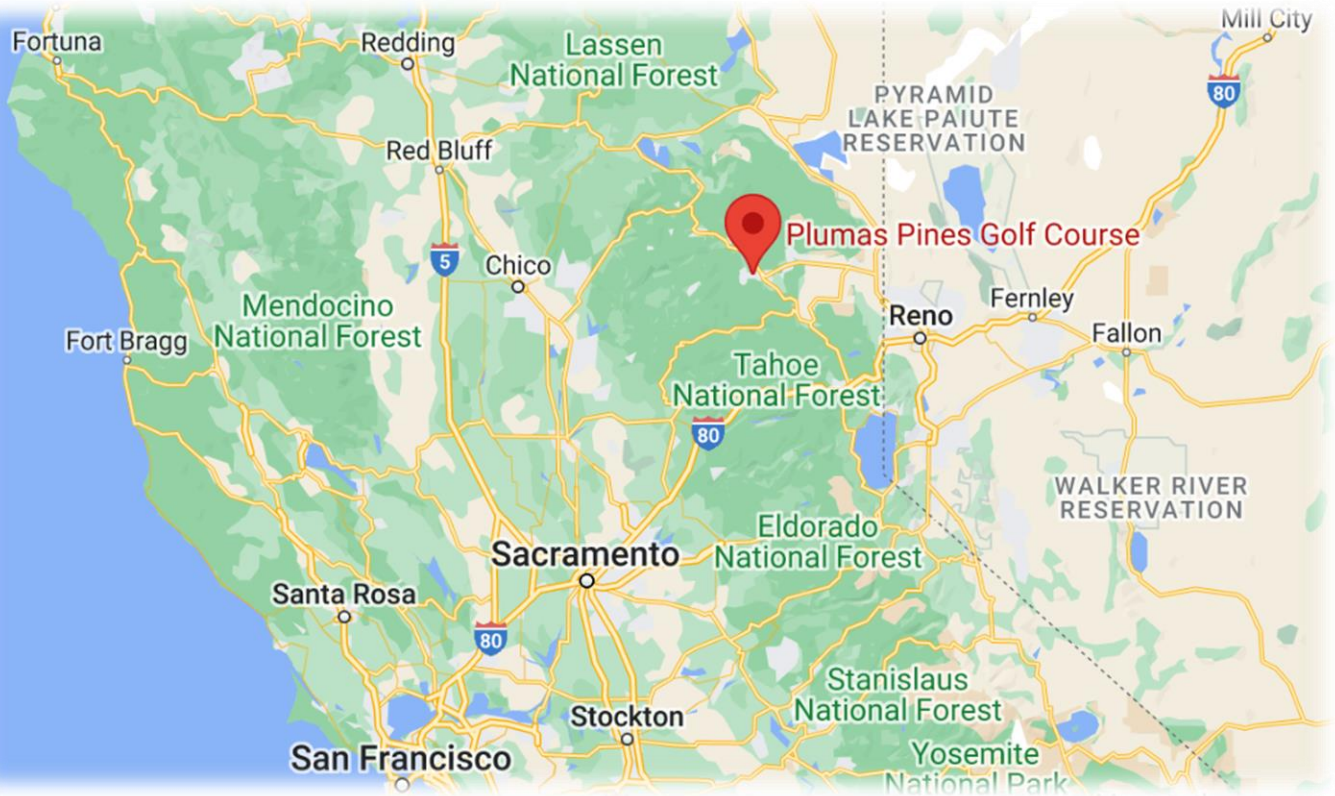


	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
																					
Hole	1	2	3	4	5	6	7	8	9	Out	10	11	12	13	14	15	16	17	18	In	Total
Blue	581	393	191	481	378	315	154	396	396	3,285	286	187	374	456	396	153	353	391	540	3,136	6,421
White	555	356	153	468	362	297	122	349	386	3,048	271	176	351	451	347	141	321	373	525	2,956	6,004
Men's Handicap	9	11	17	13	9	13	17	3	7		14	18	8	12	14	16	10	6	2		
Men's Par	5	4	3	5	4	4	3	4	4	36	4	3	4	5	4	3	4	4	5	36	72
Women's Par	5	4	3	5	4	4	3	4	4	36	4	3	4	5	4	3	4	4	5	36	72
Women's Handicap	3	11	17	5	9	13	15	1	7		12	18	8	4	14	16	10	6	2		
Red	474	310	134	428	347	256	106	326	311	2,692	232	126	330	443	266	124	262	341	430	2,554	5,246



7. LOCATION/AERIAL MAPS





Distance to Major Cities:

Truckee	40
Reno	50
South Lake Tahoe	70
Carson City	95
Sacramento	89
Chico	114
San Francisco	165



LOCATION MAP

Insight

Land & Investments



AERIAL MAPS

Insight
Land & Investments



AERIAL MAPS

Insight
Land & Investments