



ADENA

GOLF & COUNTRY CLUB
& PLANNED DEVELOPMENT

CONFIDENTIAL
OFFERING MEMORANDUM

PREPARED BY:

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ADENA

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Executive Summary





Executive Summary

A rare opportunity to acquire masterfully designed elegance.

General Summary

Tucked into north central Florida in a region known as “horse country,” lies home to an Ocala gem. Adena Golf & Country Club (“Property”) is a luxury golf community offering a masterfully designed golf course, clubhouse and residential component. Located east of US Highway 301 and north of County Road 326, the world class facility captures the essence of Florida’s natural beauty.

Completed in 2015, the 18-hole golf course was designed around lime rock and spring fed quarries with moss draped live oak providing a powerful scenery of vivid green and blue. The Clubhouse consists of a restaurant and the third through fifth floors are designated as accommodations with a penthouse on the fifth floor. There are seven tennis courts and the environment is children-friendly with a separate putting green for kids and a resort-worthy pool area.

The overall site consists of 1,275 acres total; 488 acres designated to Phase 1, consisting of 121 undeveloped residential lots, 10 conceptually planned rental units, a clubhouse and a 210-acre golf course. Phase 2 of the planned urban development totals 175 acres. To the north, there is an additional 613 acres zoned agricultural (“north parcel”), presenting the opportunity for future development with the option for separate purchase.

To experience the elegance visit www.AdenaClub.com

Property	Adena Golf & Country Club and planned development
Address	950 NW 75th Street, Ocala, FL 34475
Year Built	2015
Total Acres	1,275 (Divisible)
Golf Course Acres	210
Phase 1 Acres	488
Phase 2 Acres	175
North Parcels	613
MSA	Ocala/Marion County





Property Profile





Property Profile



Adena Golf & Country Club is located in beautiful Ocala, Florida, a short distance from Florida's "original attraction" the Silver Springs State Park.

Ocala ranked as the *5th best place to live in America* according to Money Magazine.



THE STORY

Adena Golf & Country Club was developed as the vision of founder Frank Stronach. He envisioned a place that could be admired, not only for masterful craftsmanship, but its respect of natural surroundings.

Eight years in the making, the dream became reality in 2015 as Adena Golf & Country Club became an establishment worthy of hosting the elite.

Property Name:	Adena Golf & Country Club & Planned Development
Address:	950 NW 75 th Street Ocala, Florida
Location County:	Marion County
Website:	www.AdenaClub.com
Total Land Acres:	1,275 (divisible)
Total PUD Acres:	662
Agricultural Acres:	613
Airport:	Ocala International Airport
Architect:	Frank Stronach
Phase 1 Year Built:	2015
Price:	Contact Broker



Property Profile

THE COURSE

Adena Golf Course has been designed with dramatic waterfalls fed into lake quarries on 210 acres with elevation changes around 90 feet. While the front nine holes offer tranquility, the back nine test patience, endurance and skill.

The landscaped views are dramatic and ever changing throughout the course. Marion County is known for its majestic, moss draped live oaks and Adena showcases several.

Course maintenance standards are sensitive to the environment. Underground soil moisture sensors monitor water levels to eliminate wasteful irrigation, and a stormwater collection and reuse program irrigates the course and landscaping.

An integrated pest management program eliminates unsound plant protectants and hybrid fairway mowers to reduce reliance on fossil fuels.

Holes:	18
PAR:	72
Length:	7,086
Slope:	150
USGA Rating:	74.9
Designer:	Frank Stronach
Membership:	Private

MEMBERSHIP FEE SCHEDULE

Membership	Initiation Fee	Annual Dues	Annual F&B
Golf Member	\$15,000	\$10,000	\$2,400
Young Executive Golf Member	\$8,000	\$7,000	\$2,400
National Golf Member	\$7,500	\$5,000	\$2,400
Corporate Golf Member	\$30,000	\$10,000**	\$2,400**
Social Member	\$5,000	\$2,500	\$2,400

**Subject to Florida State Sales Tax. Fees are subject to change without notice.
** Per Corporate Gold Member Designee*

GolfWeek's Best Residential Course #53

Ranked by the Golf Digest's 2015 Best New Courses in America

GolfWeek's Top Modern Design #103

HOLE-BY-HOLE

Select a hole below for access to a video tour:

1	2	3	4	5	6
7	8	9	10	11	12
13	14	15	16	17	18



Property Profile

THE ADENA CLUB

The Adena Club is a member exclusive club boasting world class amenities, including but not limited to, farm-to-table dining, tennis and golf.

The Clubhouse consists of a 33,000 SF building with 10 conceptually planned premium suites located in The Tower, providing guests with luxurious overnight rooms complete with room service and full amenities. Additional amenities include The Adena Grill, a farm-to-table restaurant offering guests a truly unforgettable dining experience utilizing ingredients from Adena Farms.

Overlooking the pristine golf course, the grounds at Adena Club provide a picturesque setting for any wedding, reunion, or corporate event.

DEVELOPMENT OPPORTUNITY

The overall site consists of 1,275 acres total; 488 acres designated to Phase 1, consisting of 121 single family home lots, 10 conceptually planned rental units, a clubhouse and a 210-acre golf course. 2 model homes are near completion.

Phase 2 of the planned urban development totals 175 acres. To the north, there is an additional 613 acres zoned agricultural ("north parcel"), presenting the opportunity for future development with the option for separate purchase.



WORLD CLASS AMENITIES

clubhouse • gated entry with staffed guardhouse • lush landscaping • driving range • 7 har-tru tennis courts • center tennis court with stadium seating • fitness center • swimming pool • 3 luxury suites • 18-hole golf course • yoga sessions • wine tastings • signature brunches • tennis lessons • children's putting green • weddings • special & corporate events • covered lanai



Property Profile

LAND AREA OVERVIEW

APPROXIMATE LAND ACREAGES

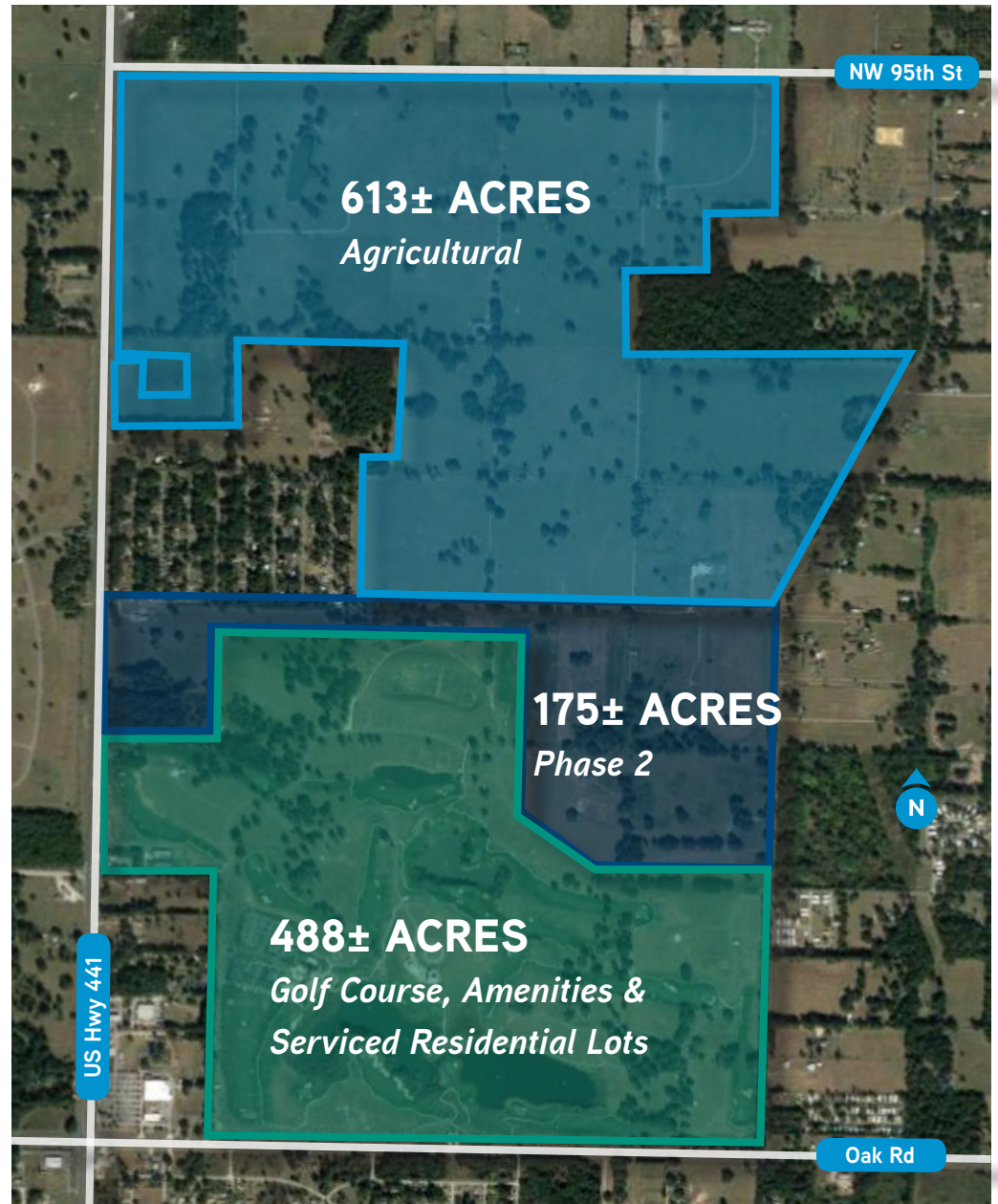
Residential Lots	156
Golf Course	210
Clubhouse Area	17
Golf Maintenance Area	4
Development Losses	101

Phase 1	488
Phase 2 Loss/Ponds	9
Phase 2 Tract	166

Total PUD	662
North Parcels	613

TOTAL	1,275*
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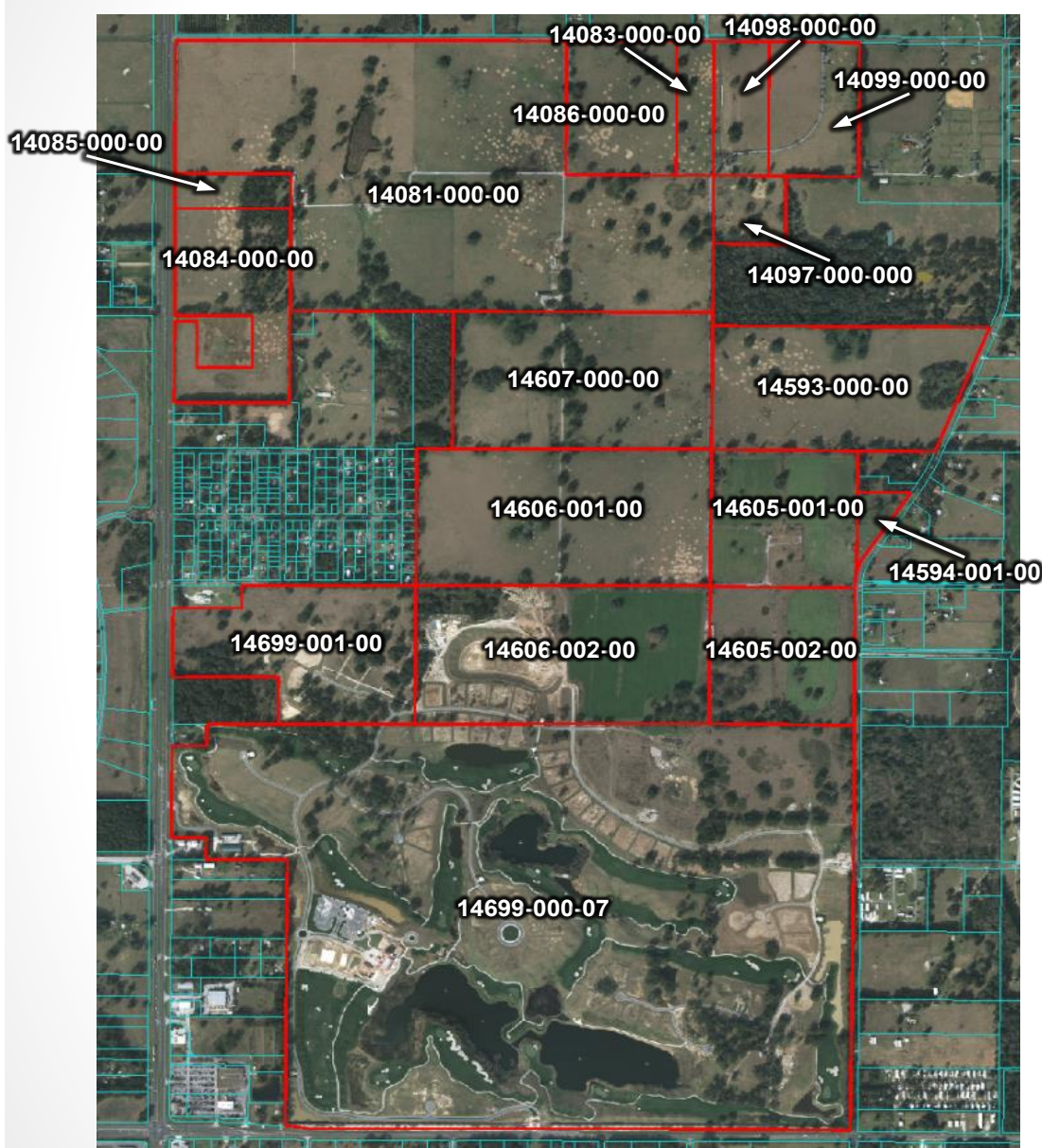
**can be subdivided*





Property Profile

PARCEL I.D. MAP



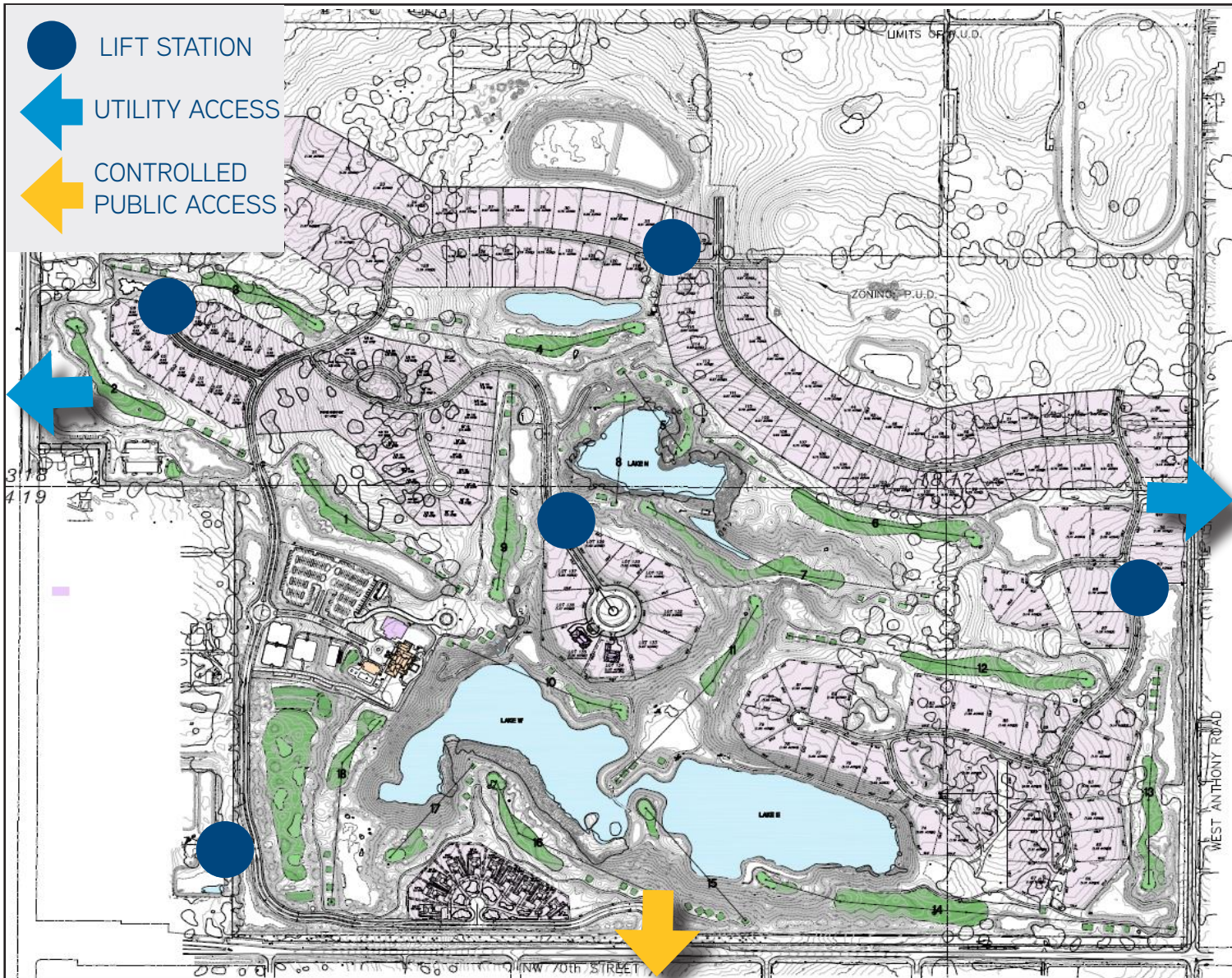
PARCEL ID	AG	ADDRESS	APPRAISED ACRES	LENGTH	AREA (AC)
14699-000-07		544 NW 78TH LN	448.5	20,096	486.7
14699-001-00	Y		53.5	7,056	54.2
14606-002-00	Y		80.0	7,973	81.2
14605-002-00	Y		40.0	5,264	39.8
			622.0		661.8
14606-001-00	Y		80.0	7,968	80.9
14593-000-00	Y	8350 W ANTHONY RD	40.0	5,271	40.1
14594-001-00	Y		4.0	2,161	4.0
			124.0		124.9
14607-000-00	Y		70.0	7,330	71.1
14605-001-00	Y	8850 W ANTHONY RD	69.5	7,002	62.2
			139.5		133.2
14084-000-00	Y		56.0	8,135	38.9
14085-000-00	Y		7.0	2,763	8.1
14081-000-00	Y		235.0	14,943	220.1
14097-000-00	Y		10.0	2,632	10.0
14086-000-00	Y		30.0	4,585	29.6
14083-000-00	Y		5.0	3,261	9.9
14098-000-00	Y		15.3	3,591	14.8
14099-000-00	Y	150 NE 95T ST	24.7	4,222	24.3
			383.0		355.6
TOTAL			1,268.5		1,275.3

Parcels can be subdivided.



Property Profile

RESIDENTIAL INFRASTRUCTURE



WATER SYSTEM

- Loop System
- 16 inch intake pipe for fresh water service provided by Marion county

ROAD

- Built per original lot plan
- Street names and signage installed

SEWER SYSTEM

- 5 lift station service provided by Marion county

ELECTRIC

- Underground electric provided by Duke Energy

STORM

- Dry and wet retention ponds

ELECTRIC

- No natural gas line in place
- Proposals for central propane system installation (FPU)

LOTS

- Platting required
- Many require grading and compacting

SECURITY

- 24/7 guarded gate house (yellow arrow)
- W Anthony gates with remote access

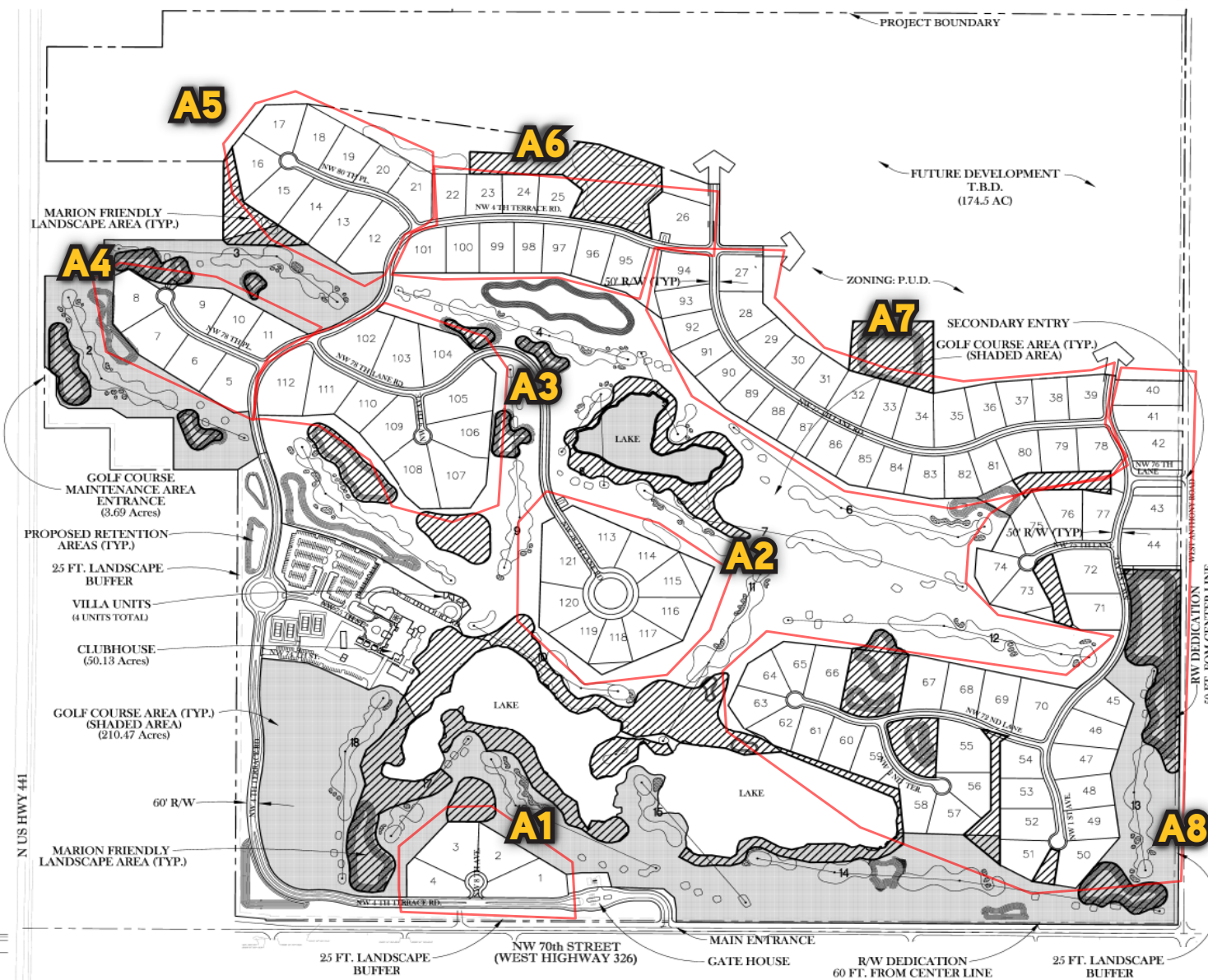
TELECOM

- Service provided by Century Link



Property Profile

ORIGINAL LOT PLAN



All infrastructure, with exception of gas lines, is in place to support original 121 lot plan surrounding Golf Course (Phase 1).

Potential to expand residential lot yield.

AREA	LOTS	ACRES	AVG SIZE
A1	4	6.1	1.52
A2	9	11.3	1.26
A3	11	18.7	1.70
A4	7	9.5	1.36
A5	10	14.7	1.47
A6	12	14.5	1.21
A7	30	33.5	1.12
A8	38	47.4	1.25
	121	155.6	1.29



Market Overview



Market Overview

MARION COUNTY OVERVIEW

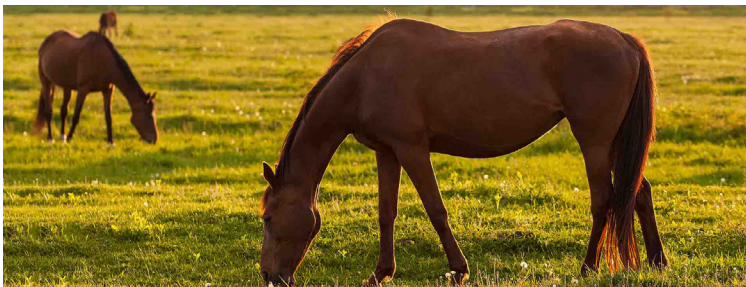
Marion County is located in the central portion of the state of Florida. As of the 2015 census, the population was 341,861 people. There are three major cities within Marion County: Ocala, Dunnellon and Belleview. Its county seat is Ocala. Marion County comprises the Ocala, FL Metropolitan Statistical Area (MSA). Marion County is generally composed of rolling hills. It's relatively close to many of Florida's major cities, of Orlando, Daytona Beach, Tampa, Jacksonville, Miami, and Fort Lauderdale. Marion County has three large lakes at its opposite borders; Orange Lake, Lake Kerr, and Lake Weir. The county is home to the Marion County Airport and the Ocala International Airport. The county is transected by Interstate 75 transects from north to south with public transportation offered by SunTran.

OCALA MARKET OVERVIEW

Located in the heart of Florida, Ocala is nationally recognized for its rolling hills, grand oak trees, expansive horse farms, sparkling springs and affordable lifestyle. Designations include the fifth best place to live in America, eleventh most livable small city (Ocala), Top 50 Best Small Metropolitan Areas, and America's top 100 places to live.

Ocala is home to Ocala International Airport, which caters to equestrian flights, and is a short distance from Gainesville Regional Airport and centrally located to commercial airports in Orlando, Jacksonville and Tampa. Ocala benefits from proximity to other large metro areas and a stable growing economy.

The tourism and equestrian industries are two of the largest economic drivers in the Ocala market. Ocala is commonly referred to the "Horse Capital of the World" due to the over 1,000 horse farms and equestrian facilities throughout the county and hosts some of the top level equestrian sporting events in the world. The equine industry represents a \$2.62 billion annual economic impact on the Ocala MSA economy and supports approximately 19,209 full-time and part time jobs.



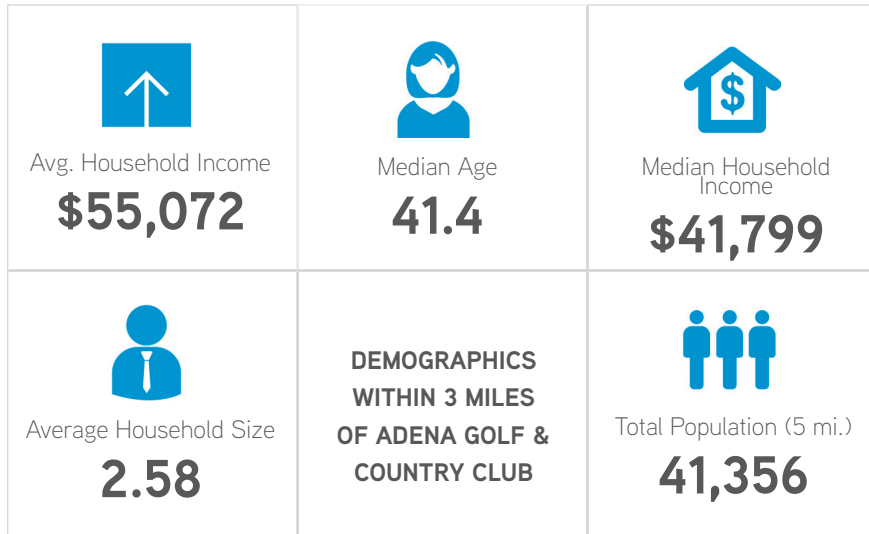
LOCATION MAP



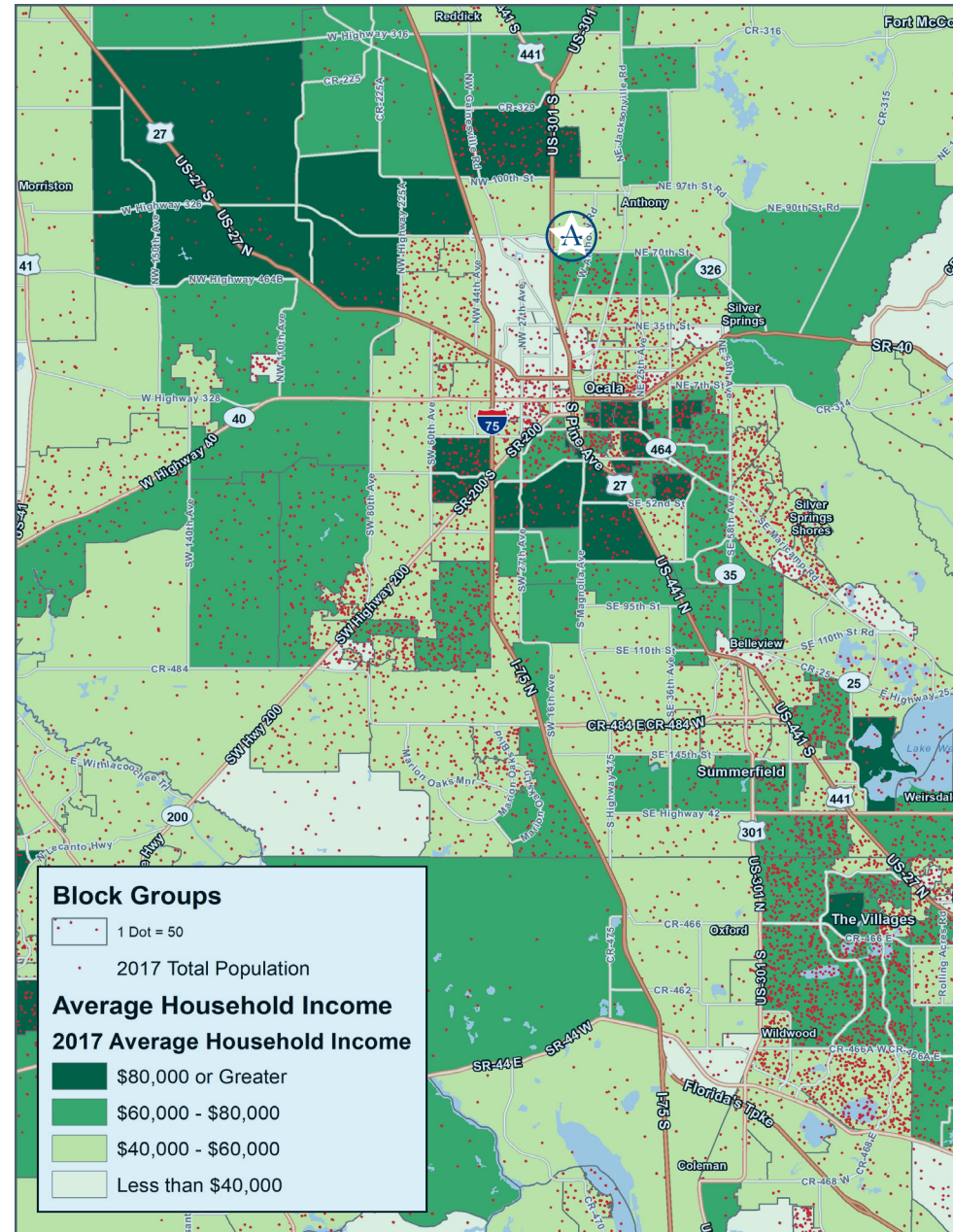


Market Overview

DEMOGRAPHIC STATISTICS



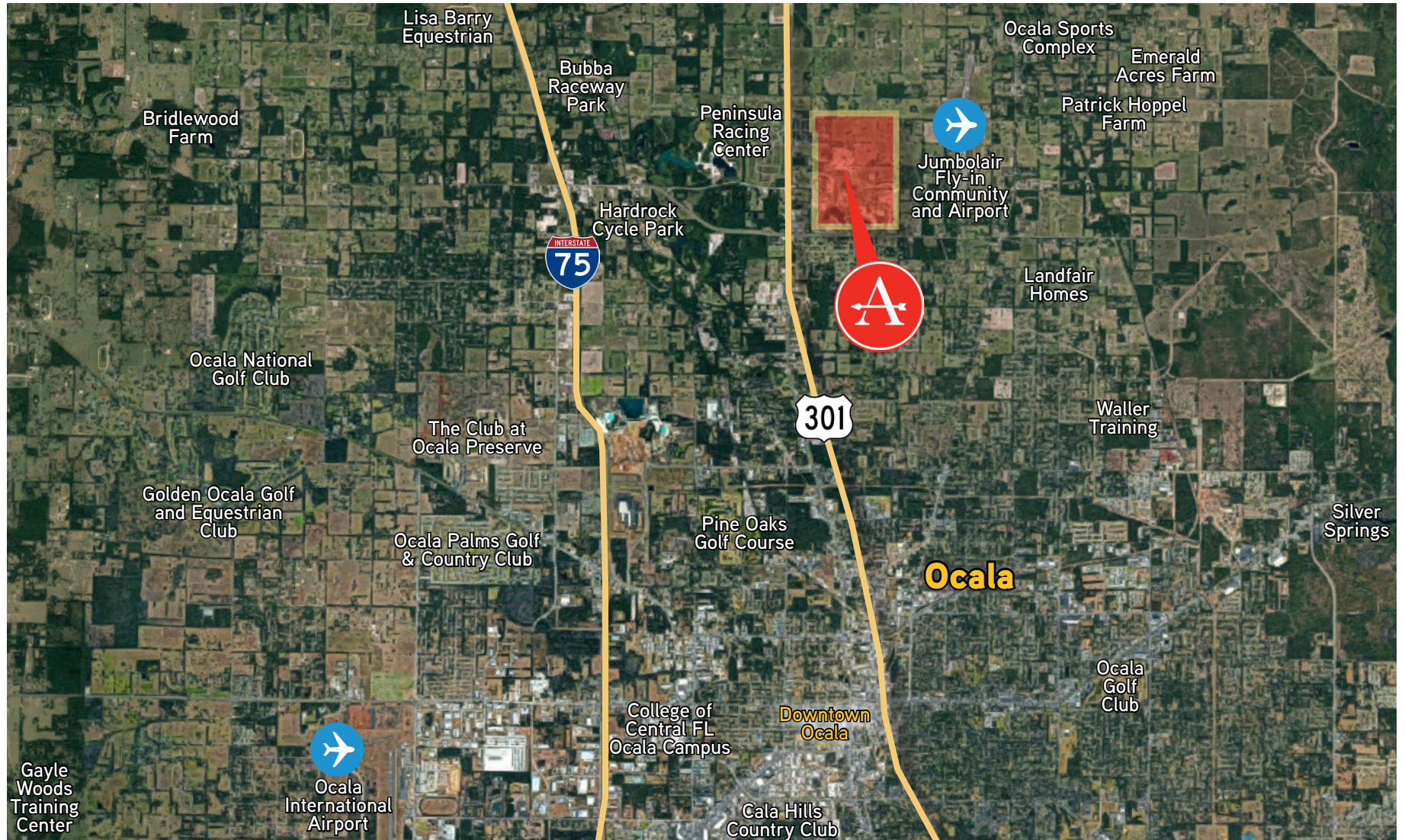
Population	1 Mile	3 Miles	5 Miles
2017 Total Population	1,469	11,134	41,356
Estimated Growth 2017-2022	1.13%	0.87%	0.76%
Median Age	40.1	41.4	40.8
2017 Total Households	529	4,284	14,391
Average Household Income	\$59,970	\$55,072	\$50,660
Average Household Size	2.78	2.58	2.57





Market Overview

AERIAL OVERVIEW





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