

ONE CURRAHEE CLUB WAY : TOCCOA, GA 30577

CURRAHEE CLUB

1,215 Acre Private Gated Lake, Mountain, Golf Club Community



Currahee
LAKE + MOUNTAIN + GOLF



GOLF COURSE BROKERAGE & ADVISORY SERVICES

OFFERING
MEMORANDUM

Currahee Club is located on Lake Hartwell in the foothills of the Appalachian Mountains in north Georgia, set on the Georgia - South Carolina State line. The Club is located within a master planned community of approximately ±1,215 acres. It is located only 75 miles from the intersection of I-85 and I-285, the Atlanta Beltway. As of 3/1/19, there have been 169 lots sold and 46 homes constructed. Total buildout of the community will total ±791 homes. Currently there are 310 dues paying Club members.

EXECUTIVE SUMMARY

Land Area	±1,215 Acre Master Planned Golf Course Community
Property	Currahee Club on Lake Hartwell
Address	One Currahee Club Drive, Toccoa, GA, 30577
Amenities	Currahee Golf Club Ranked #68 in Top 100 Residential Courses, 3 acre Sports Campus with Pool, Tennis, Fitness; Lakeside Pavillion; Dry Boat Storage

Land

791 total units planned with additional acreage available for development; 169 lots sold; 46 homes completed; 35 developer lots available for sale that include 5 developed Lakefront lots; Utilities are at site in the areas under development.

ACREAGE BREAKDOWN

90 acres	Developed Land
30 acres	Clubhouse/Sports Campus
84 acres	Assigned For Sewer Plant
130 acres	Green Space
255 acres	Golf Course Areas
6 acres	Commercial Tract At Entrance
620 acres	Undeveloped Land

Golf Club

Golf Course Architect	Jim Fazio Design
Golf Course Specifications	<ul style="list-style-type: none"> - 18 Holes - 7,513 yds - Par 72 - Rating 76.1 - Slope 150 <p>In addition, there are a total of 5 sets of tees with the Member's Tees playing at 5,959 yards.</p>
Course Description	Dramatic views and topography are featured throughout this stunning design. Rated in the Top 100 Residential courses in America from 2015 through 2019 by Golf Magazine. Won #1 Best Club in GA award by NGCOA in 2015. The greens are A-1 Bentgrass, and the fairways, tees and rough are 419 Bermuda.
Clubhouse/Proshop	±48,000 SF with cart storage beneath. Fazio Pub, restaurant will hold ±90. Has 500 lockers with Irish bar in the men's area. Women's locker room with 100 lockers. Also has private dining; office space and ±1,575 SF of pro shop space.
Practice Facilities	Large practice area with putting green and chipping area.
Maintenance	±6,216 SF of maintenance buildings
Cart Barn	Stores and charges up to ±70 electric carts
Irrigation	Irrigation water is a combination of Drilled wells, and City water via metered fire hydrant. A transfer pump station on site holds water in the storage pond.

CURRAHEE CLUB

Private Gated Lake, Mountain, Golf Club Community

Arendale purchased Currahee Club in June 2011. The purchase was made from the financial institution that foreclosed on the original developer. That developer had previously invested more than \$90 million for the land acquisition, development and other improvements including the clubhouse and Jim Fazio-designed golf course.

Under Arendale's stewardship, additional infrastructure and amenities have been completed including: a 3 acre sports campus with pool and lighted tennis courts; a full service clubhouse that re-opened in 2014; a lake pavilion that provides waterfront access to all residents (built in 2017); and dry boat storage.

As for independent recognition, Currahee Club was named the Best Golf Club in the State of Georgia in 2015 by the National Golf Course Owners Association (NGCOA), and was a final 4 selection for Best Golf Club in the USA. Year over year, Currahee has continuously maintained its spot in Golf Week Magazine's prestigious Top 100 Best Modern Courses.



ABOUT THE SELLER:

Arendale Holdings Corp. and its affiliates ("Arendale") are invested in numerous real estate developments, with a geographical concentration in the Southeast U.S. Until recently, the Arendale portfolio included several other premier golf course communities in addition to Currahee Club. The Cliffs, a distinctive collection of seven private master-planned communities and situated in the western Carolinas was sold by the Company in early 2019 as part of its revised business strategy. Arendale's decision to exit golf and country club operations presents an attractive opportunity for the suitable investor with an interest in acquiring Currahee Club, the Company's remaining non-core investment.

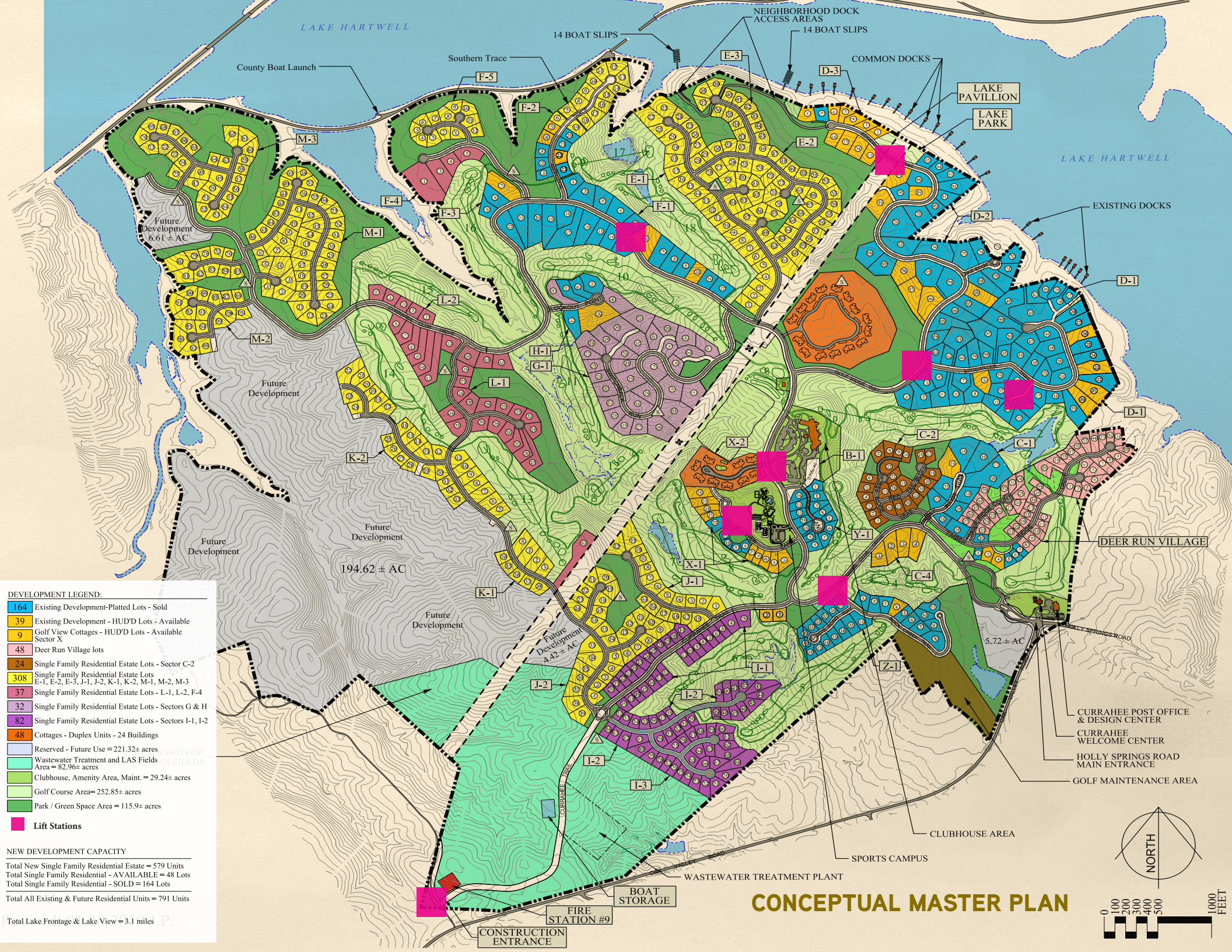


CURRAHEE IS CHEROKEE FOR STAND ALONE

With a year-round Jim Fazio-designed golf course, pristine lakefront setting, unparalleled amenities and activities for the entire family, Currahee Club is your escape to an idyllic life where you can create memories for generations to come.

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DEVELOPMENT LEGEND:

- 164 Existing Development-Platted Lots - Sold
- 39 Existing Development - HUDD Lots - Available
- 9 Golf View Cottages - HUDD Lots - Available Sector X
- 48 Deer Run Village lots
- 24 Single Family Residential Estate Lots - Sector C-2
- 308 Single Family Residential Estate Lots E-1, E-2, E-3, J-1, J-2, K-1, K-2, M-1, M-2, M-3
- 37 Single Family Residential Estate Lots - L-1, L-2, F-4
- 32 Single Family Residential Estate Lots - Sectors G & H
- 82 Single Family Residential Estate Lots - Sectors I-1, I-2
- 48 Cottages - Duplex Units - 24 Buildings
- Reserved - Future Use = 221.32± acres
- Wastewater Treatment and LAS Fields Area = 82.96± acres
- Clubhouse, Amenity Area, Maint. = 29.24± acres
- Golf Course Area = 252.85± acres
- Park / Green Space Area = 115.9± acres

Lift Stations

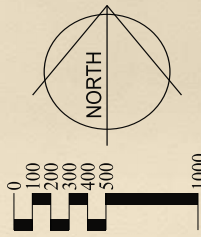
NEW DEVELOPMENT CAPACITY

Total New Single Family Residential Estate = 579 Units
 Total Single Family Residential - AVAILABLE = 48 Lots
 Total Single Family Residential - SOLD = 164 Lots

Total All Existing & Future Residential Units = 791 Units

Total Lake Frontage & Lake View = 3.1 miles

CONCEPTUAL MASTER PLAN

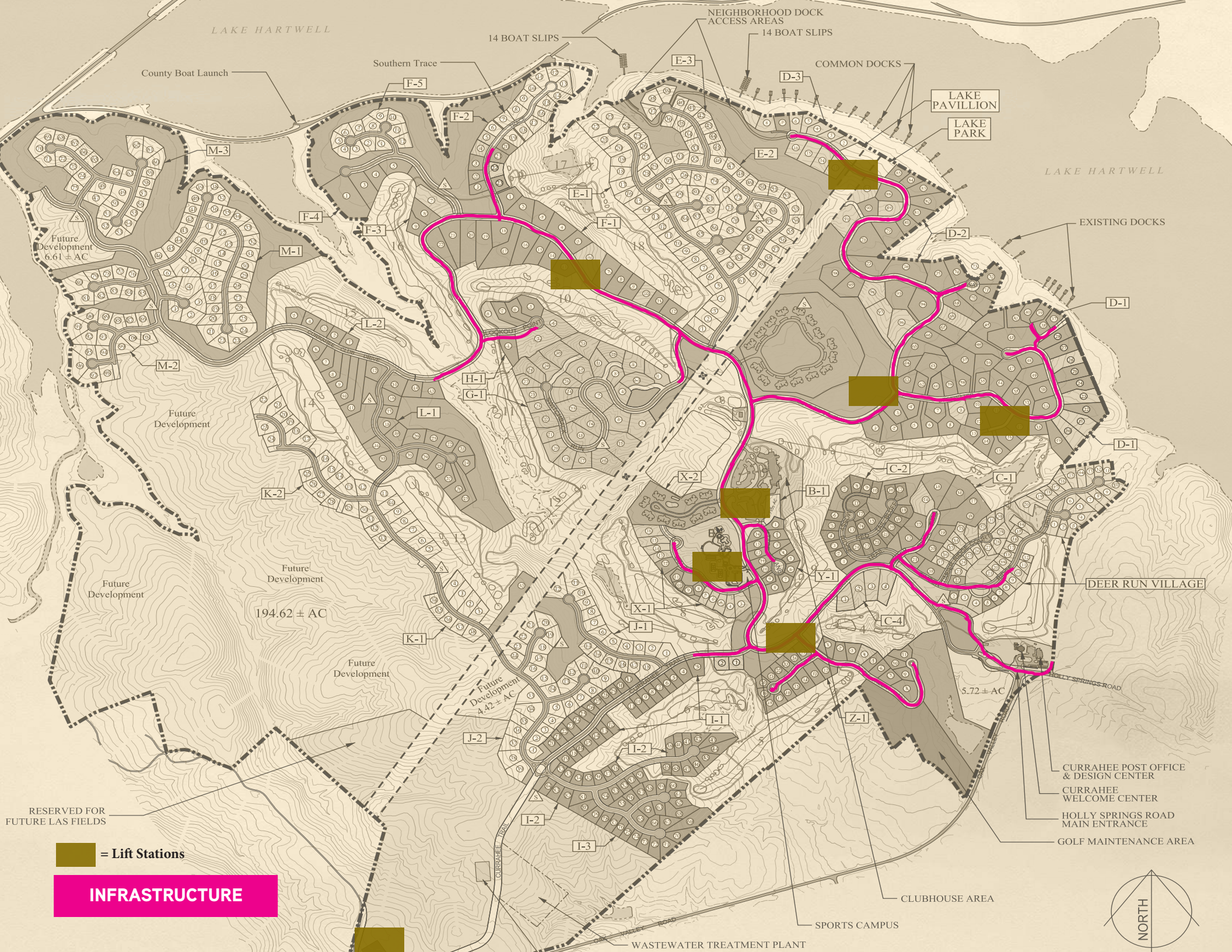



PRIVATE GATED LAKE, MOUNTAIN, GOLF CLUB COMMUNITY

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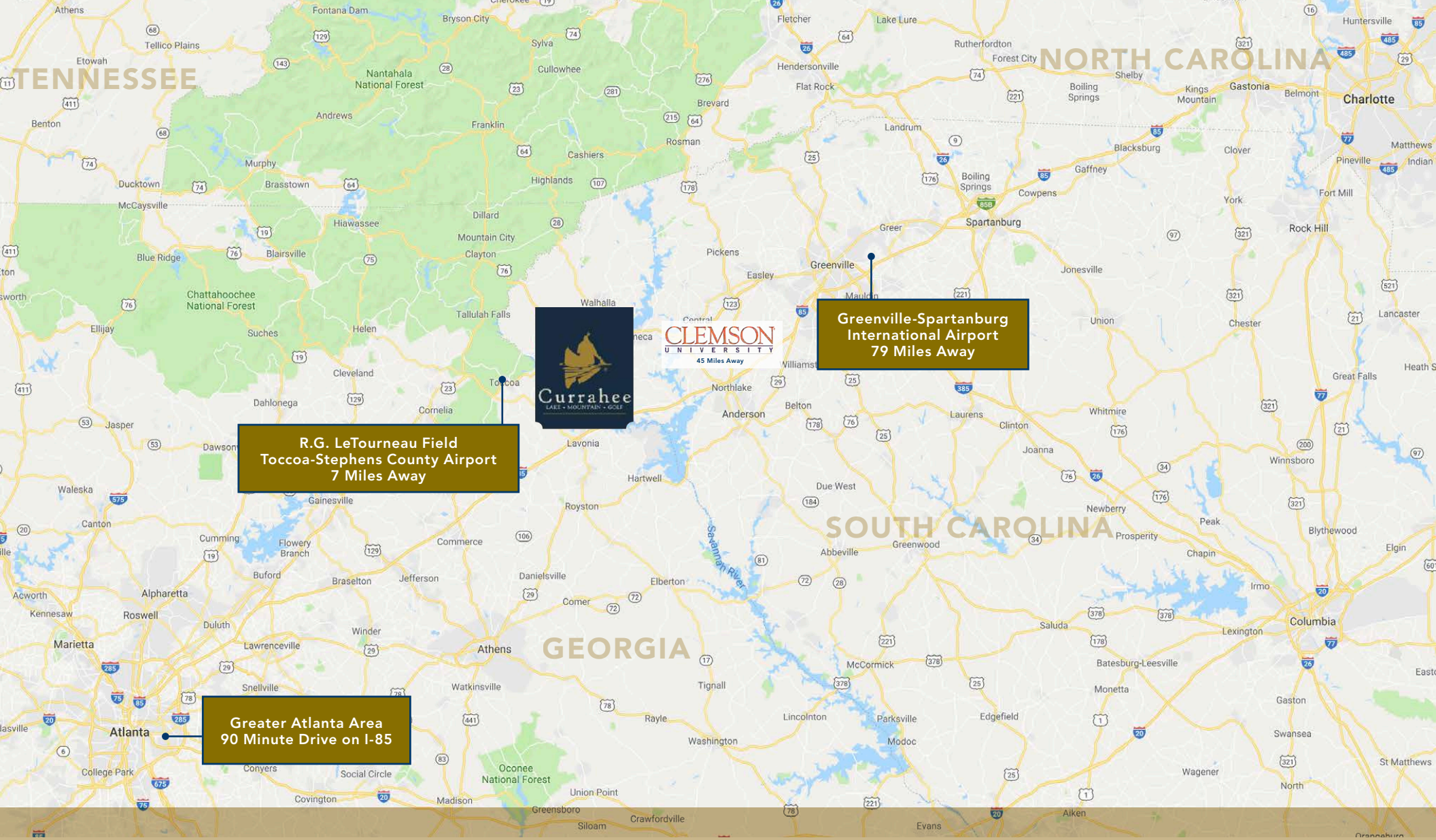




 = Lift Stations

 **INFRASTRUCTURE**





Currahee Club is located on Lake Hartwell in the foothills of the Appalachian Mountains in north Georgia, set on the Georgia - South Carolina State line



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SOUTH CAROLINA

LAKE HARTWELL

GEORGIA

±1,215 TOTAL ACRES

INCLUDES 3 MILES OF WATERFRONT PROPERTY

Currahee Club is located on Lake Hartwell in the foothills of the Appalachian Mountains in north Georgia, set on the Georgia - South Carolina State line. Boasting astonishing 360-degree panoramic views with four states seen from a single tee box, the world-class Jim Fazio golf course features rolling fairways, dramatic elevation changes and generous sloping greens.



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ONE CURRAHEE CLUB WAY : TOCCOA, GA 30577

ONE OF THE GRANDEST CLUBHOUSES IN GEORGIA

Overlooking Golf, Mountains and Water. It's a showcase of relaxed, yet elegant mountain-lake living. The 48,000 SF clubhouse is situated on one of the highest points in the community with panoramic views over Lake Hartwell.





FAZIO GOLF. CURRAHEE SETTING.

Drawing upon its rich local heritage and picturesque landscape, Currahee Club's 18-hole, Jim Fazio-designed Championship golf course is private, unspoiled and uncrowded, the way golf was meant to be played.

ACCOLADES

- 2018 — Top 100 Residential Courses in America, Golfweek
- 2017 — Top 100 Residential Courses in America, Golfweek
- 2016 — Top 100 Residential Courses in America, Golfweek
- 2015 — Top 100 Residential Courses in America, Golfweek
- 2015 — #1 Golf Club in Georgia, Top 4 USA, National Golf Course Owners Association
- 2015 — Best for Club Life, LINKS Magazine
- 2013 — Best 1000 Golf Courses Worldwide, Rolex
- 2013 — Top 10 Courses to Play Before You Die, Golf Digest





CURRAHEE CLUB ON LAKE HARTWELL

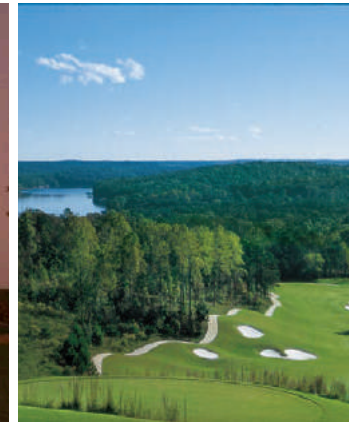
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Dramatic views and topography are featured throughout this stunning design.

Rated in the Top 100 Residential courses in America from 2015 through 2019 by Golf Magazine.

Won #1 Best Club in GA award by NGCOA in 2015.





Best 19th Hole
Best Lake Community
Best Nature Trail
Best Culinary Event



'BEST FOR
CLUB LIVING'
AWARD

LINKS
The Best Of Golf

TOP 100
RESIDENTIAL COURSES
IN AMERICA

Golfweek

WORLD'S TOP
1,000 GOLF COURSES



2018 GOLF CLUB
OF THE YEAR,
GEORGIA

**LUX LIFE
MAGAZINE**

PRIVATE OFFERING

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PLEASE CONTACT BROKERS FOR MORE INFORMATION

Recipient shall not contact property employees

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