



UNITED STATES BANKRUPTCY AUCTION

**Stoneybrook West
Golf & Country Club**

Winter Garden, Florida

**ONLINE AUCTION
MARCH 12TH
AT 11 AM ET**

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US BANKRUPTCY AUCTION

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OVERVIEW

US BANKRUPTCY AUCTION

Fisher Auction Company, as exclusive marketing agent, is pleased to offer the Formerly Award Winning Stoneybrook West Golf & Country Club via Online US Bankruptcy Auction in Winter Garden, Florida.

PROPERTY HIGHLIGHTS

- 152.91± Acre Public Championship Course Designed by World-Renowned Architect Arthur Hills
- Dramatically rolling fairways are framed by towering berms, deep bunkering, and water touching on fourteen holes
- Beautiful 8,074± Square Foot Clubhouse with Bar/Restaurant Area, Event Room, Full Commercial Kitchen, Restrooms, Storage, Offices, Pro Shop and 3,256± Square Feet of Covered Carport and Patio Areas
- Large 4,784± Square Foot Golf Cart Warehouse /Storage Facility adjacent to Clubhouse
- 8,260± Square Foot Warehouse / Maintenance Building located at the North end of the Course with Storage, Maintenance Area, Shop, Offices and adjacent Storage and Irrigation Buildings
- Sale includes all Furniture, Fixtures and Equipment
- Course encompasses the Prestigious Gated Stoneybrook West Subdivision
- Prime location just West of Orlando within minutes to Disney and Universal Resorts, Downtown Orlando, and Orlando International Airport
- Close proximity to Major Thoroughfares and Florida Turnpike Access



OVERVIEW

US BANKRUPTCY AUCTION

CONSTRUCTION FEATURES

- **Clubhouse:** 8,074± Square Foot Clubhouse with Bar/Restaurant Area, Event Room, Full Commercial Kitchen, Restrooms, Offices, Storage, Pro Shop and 3,256± Square Feet of Covered Carport and Patio Areas. CBS Construction, Tile Roof, Central HVAC, and Built in 2003
- **Warehouse / Storage:** 4,784± Square Foot Golf Cart Warehouse /Storage Facility adjacent to Clubhouse. CBS Construction, Roll-Up Bay Doors, Tile Roof, and Built in 2000
- **Warehouse / Maintenance / Office:** 8,260± Square Foot Warehouse / Maintenance Building located at the North end of the Course with Storage, Maintenance Area, Shop, and Offices. Modular Metal Construction with Metal Roof. Includes 2 adjacent Storage Buildings totaling 618± Square Feet and a 352± Square Foot Irrigation House with CBS Construction and Asphalt Shingle Roof. All Built in 2001

PROPERTY DETAILS

- **Address:** 15501 Towne Commons Boulevard, 903 & 933 Avalon Road, Towne Commons Boulevard (11.6± Acre Vacant Parcel), Winter Garden, Florida 34787
- **Location:** Prime location just West of Orlando within minutes to Disney and Universal Resorts, Downtown Orlando, and Orlando International Airport
- **Legal:** See Attached
- **Zoning:** PUD, Use - Golf Course
- **Utilities:** Water/Sewer - City of Winter Garden
Electric - Duke Energy
- **Land Size:** 4 Parcels Totaling 152.91± Acres
- **Taxes:** 2020 Total - \$43,241.05
Tax Assessment Value - \$2,637,422
Parcel ID No. 04-23-27-8231-00-021, 33-22-27-8290-11-000, 03-23-27-8240-16-000, 33-22-27-8290-00-006
- **Flood Zone:** Zones X , A- Per FEMA Flood Map



OVERVIEW

Executive Summary

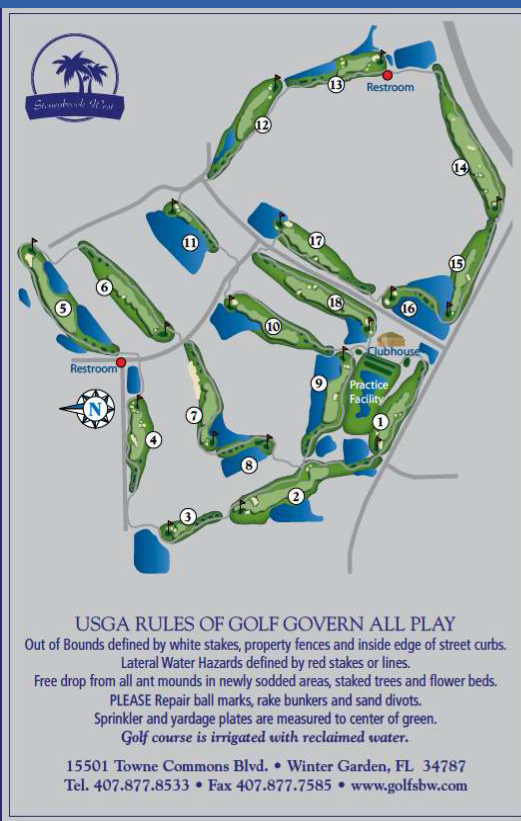
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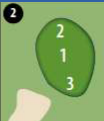
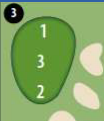


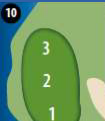

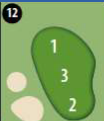

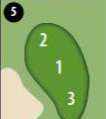
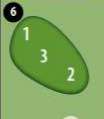
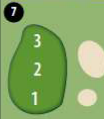
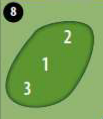






COURSE HIGHLIGHTS

- Year Built: 2000 (Official Closing Date December 2018)
- Current Fairways & Greens : Tif Eagle Glass
- Architects: Arthur Hills (2000), Drew Rodgers (2000), Chris Gray (2008)
- Driving Range: Yes
- Pitching and Chipping Area: Yes
- Holes: 18
- Par: 72
- Length: 7,101 Yards
- Slope: 135
- Rating: 74.8

AWARDS

- Golflinks.com named Stoneybrook West Golf & Country Club as the 2nd Best Golf Course in Florida and ranked the course 27th Best Golf Course in the Nation
- Golf Digest named Stoneybrook West Golf & Country Club as one of the Best Places to Play in Orlando or anywhere in Central Florida
- Golf Advisor's named Stoneybrook West Golf & Country Club number 18 in the Top 25 Most Improved U.S. Golf Courses in 2017



																													
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HOLE	Ratings/Slope	1	2	3	4	5	6	7	8	9	OUT	INT	10	11	12	13	14	15	16	17	18	IN	TOT	HCP	NET				
BLACK	74.8/135	408	578	212	329	527	466	410	177	404	3511		435	219	434	353	605	404	167	451	522	3590	7101						
BLUE	71.4/131	382	550	191	303	501	441	383	158	382	3291		388	205	419	332	577	389	147	426	497	3380	6671						
WHITE	68.2/124	341	497	160	267	458	402	340	135	328	2928		351	181	378	288	553	360	127	390	461	3089	6017						
RED	70.1/117	295	432	114	217	407	355	293	96	281	2490		309	147	325	241	495	320	94	344	408	2683	5173						
PAR		4	5	3	4	5	4	4	3	4	36		4	3	4	4	5	4	3	4	5	36	72						
HANDICAP		3	5	11	15	9	1	13	17	7			10	14	6	18	2	8	16	4	12								
SPEED OF PLAY		:15	:18	:14	:14	:17	:15	:15	:13	:16	2:17		:14	:14	:15	:15	:17	:15	:14	:16	:16	2:16	4:33						
Scorer:																								Attest:			Date:		



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CLUBHOUSE PHOTOGRAPHS

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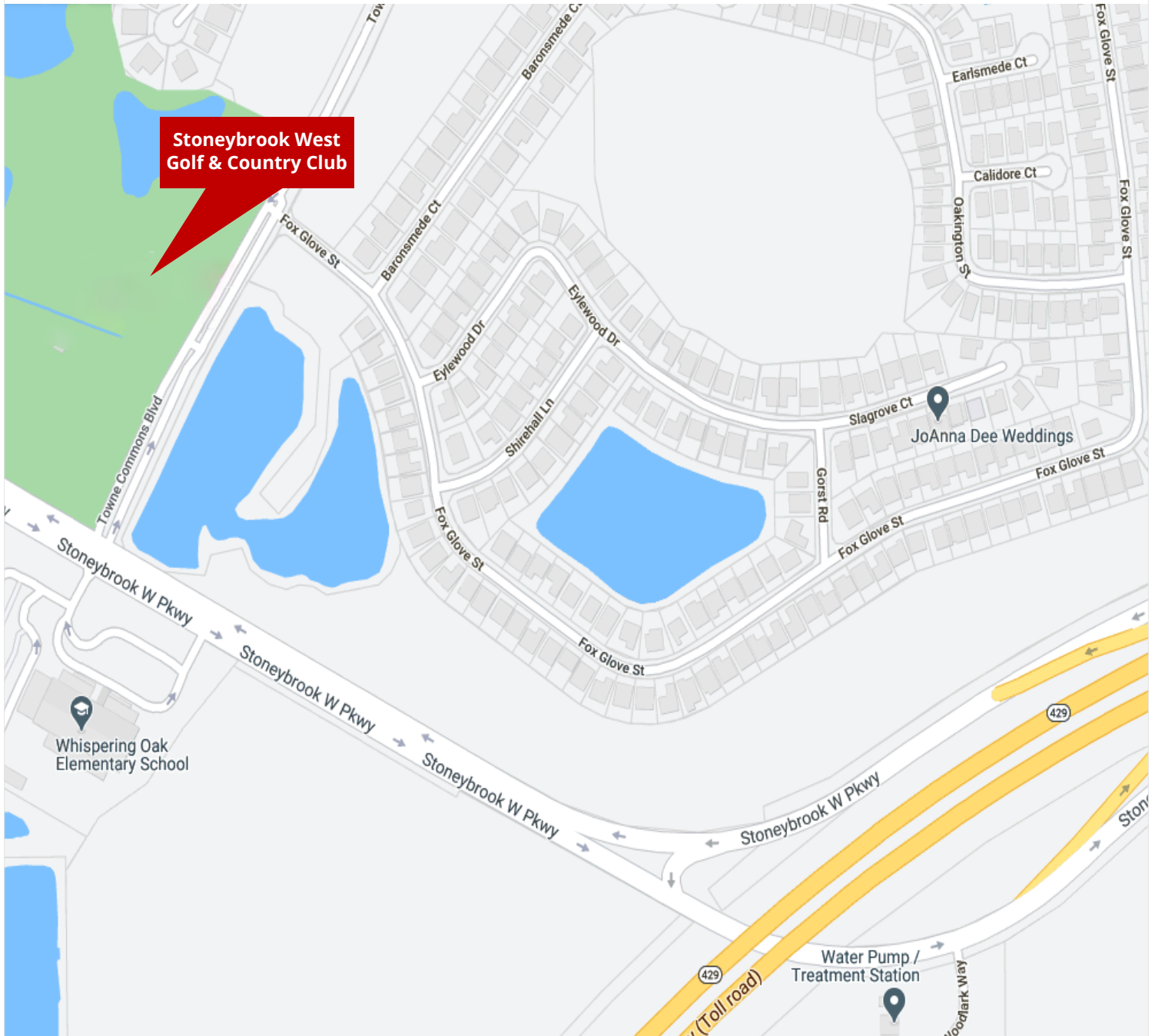
COURSE PHOTOGRAPHS

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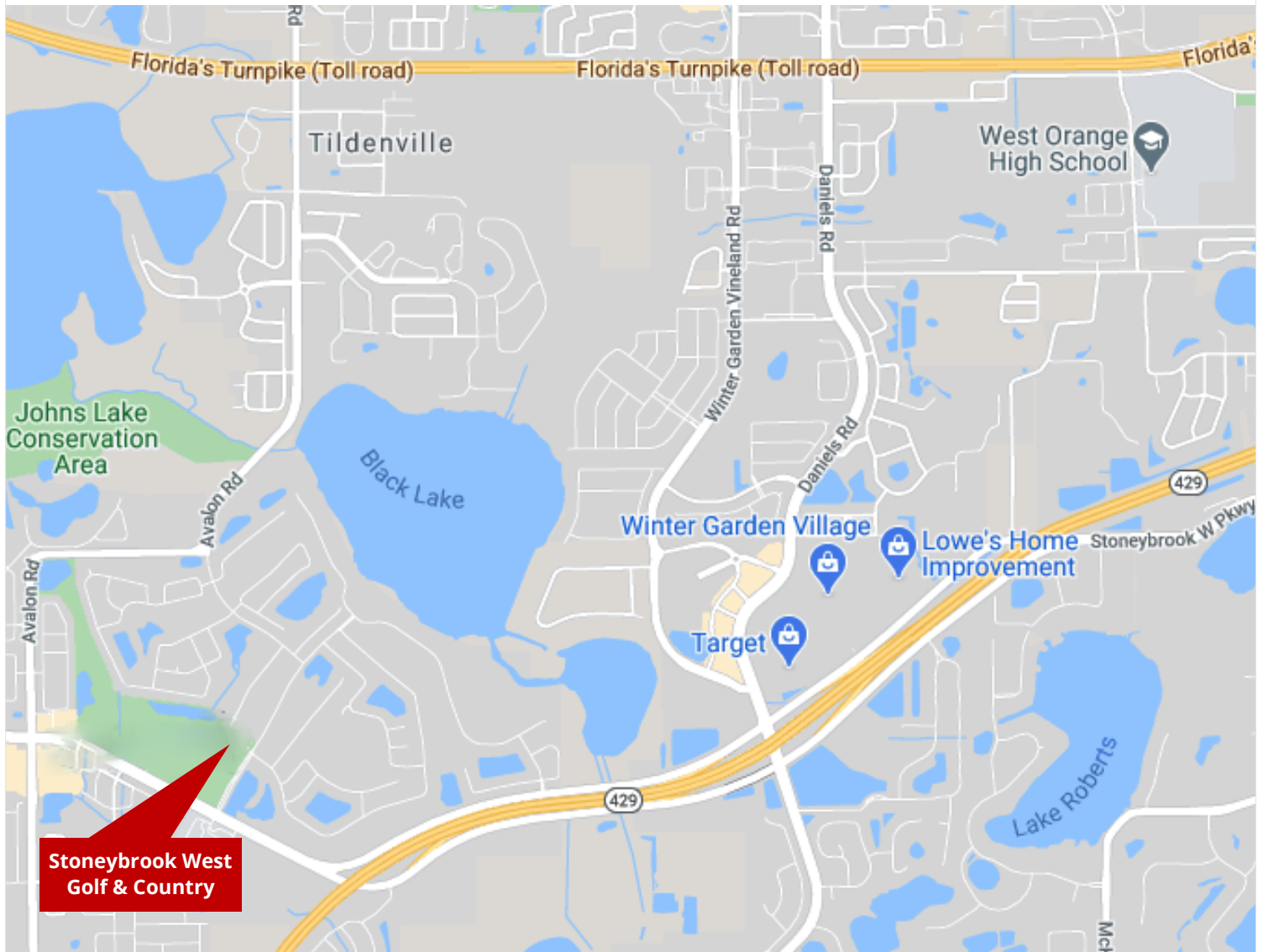
LOCATION MAP

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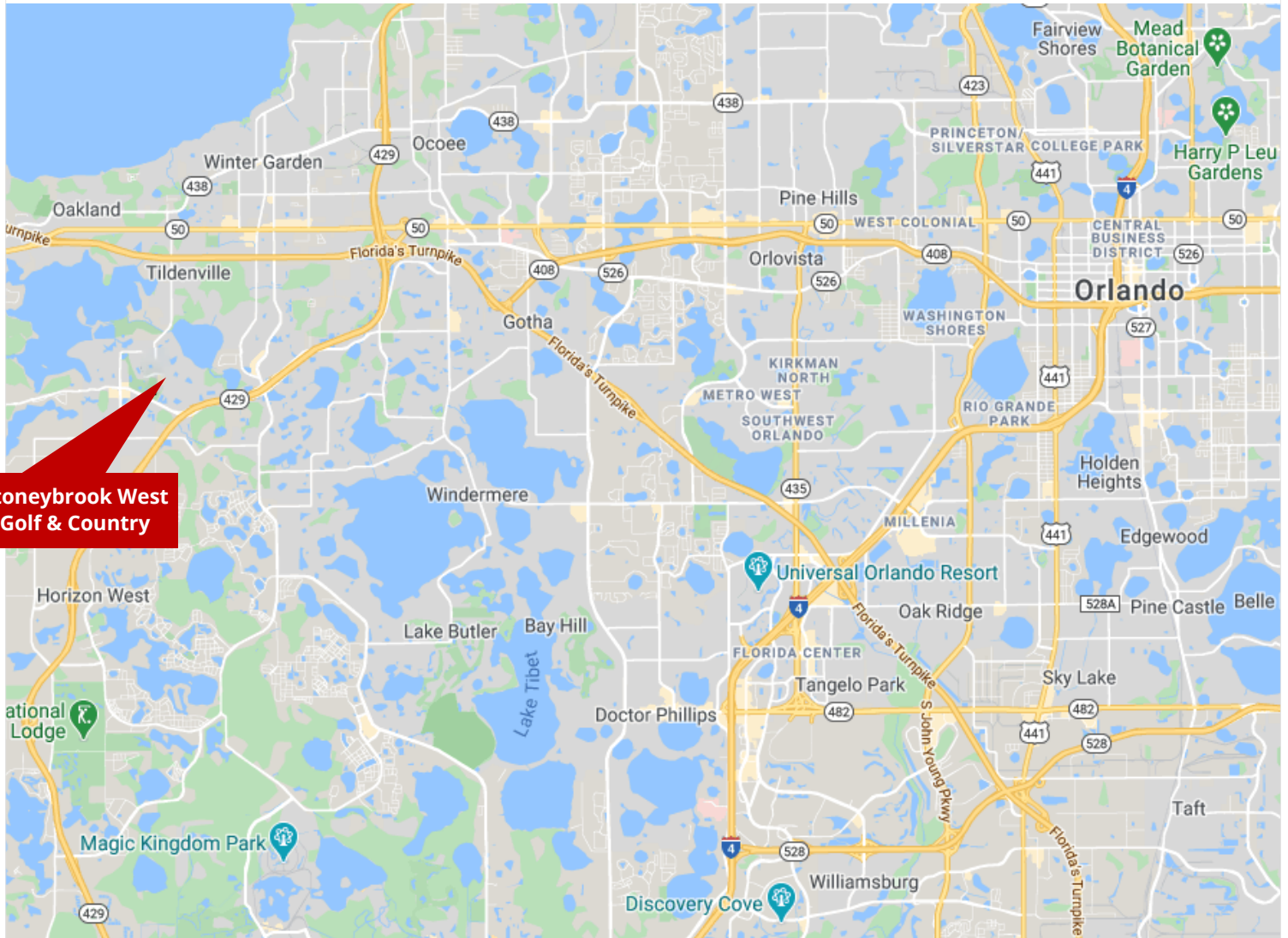
LOCATION MAP

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LOCATION MAP

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AUCTION SUMMARY

US BANKRUPTCY AUCTION

Online Auction Date / Time: Begins - Friday, March 12, 2021 @ 11:00 AM ET

Ends - Friday, March 12, 2021 @ 1:00 PM ET

Online Only Auction: Online Auction, Visit bid.fisherauction.com for Online Registration

Property Directions: From Florida Turnpike Exit # 267A South on FL 429. Exit onto Stoneybrook W Parkway to Towne Commons Boulevard. Turn right to address.

Property Tours: By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com

**United States Bankruptcy Court, Middle District of Florida - Orlando Division
Chapter 11 Bankruptcy Case: Case No. 6:20-bk-04460-LVV**

Auction Method

- The Property will be offered to the highest and best bidder plus the 7% Buyer's Premium. The Final Bid Price will be subject to the approval of the Bankruptcy Court via a Sale Hearing scheduled for Tuesday, March 16th at 2:00 PM ET
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER REQUIREMENTS

- Wire into Bernard & Schemer, P.A.'s Real Estate Escrow IOTA Account (the "Escrow Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Escrow Deposit ("Initial Bid Deposit") no later than 5:00 PM Eastern Time on Wednesday, March 10, 2021.
- An Additional Escrow Deposit ("the Supplemental Deposit") totaling (10%) of the total contract price shall be due from the Highest and Best Bidder via a Federal wire transfer in U.S. Funds (not an ACH Credit) to Bernard & Schemer, P.A.'s Real Estate Escrow IOTA Account (the "Escrow Agent"), no later than 5:00 PM Eastern Time on Monday, March 15, 2021.

BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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COMMUNITY OVERVIEW

US BANKRUPTCY AUCTION

Winter Garden, just west of Orlando and its theme parks, is known for its Old Florida style and charm, and a great place to visit in Central Florida.

The historic downtown, listed on the National Registry of Historic Places, is a favorite destination, with shops and restaurants situated along the award-winning West Orange Trail, part of the 250-mile Coast to Coast (C2C) Connector Trail across Central Florida. If you're a cycling enthusiast, this is the place for you.

Winter Garden is the cultural capital of West Orange County, with live performances at the Garden Theatre, live music throughout the downtown on the weekends and visual art at the SoBo Art Gallery. Saturdays are bustling with the award-winning Winter Garden Farmers Market, offering a large selection of vendors from locally grown produce and baked goods, to homemade soaps and fresh flowers, and live entertainment each week.

Winter Garden, nestled alongside beautiful Lake Apopka, is a former citrus town incorporated in 1908 and is home to more than 40,000 residents. It embodies a wealth of historical and natural assets. Visit the charming little city where good things grow!

*INFORMATION OBTAINED FROM VISITFLORIDA.COM/WINTER-GARDEN

DEMOGRAPHIC

	WINTER GARDEN, FL	ORLANDO, FL	ORANGE COUNTY, FL
POPULATION	42,263	285,705	1.38M
MEDIAN HH INCOME	\$64,683	\$51,820	\$58,588
MEDIAN AGE	38.1	33.9	35.3
MEDIAN PROPERTY VALUE	\$285,700	\$262,700	\$259,000
AADT (Annual Average Daily Traffic)	14,100 Vehicles on Stoneybrook West Parkway		

*INFORMATION OBTAINED FROM DADAUSA.IO & FDOT.GOV



*PHOTO OBTAINED FROM VISITFLORIDA.COM/WINTER-GARDEN



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TEAM SUMMARY

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Fisher Auction Company

Complete service with honesty and integrity provide the foundation for creating the “Standard of Excellence” – the corporate benchmark embraced by Fisher Auction Company for over 50 years of continuous business. Fisher was established in 1967 as a family owned and operated business and has grown to be a dominant national firm in the auction industry.



LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



Patricia McGrath
In-House Counsel



Francis Santos
Executive V.P. & COO



Benny Fisher
Founder & Chairman



Andre LaBauve
CFO



Paul Fisher
Executive V.P. of
Business Development



Doug Dennison
Sr. Project/Sales
Manager



Ben Whidden
V.P. of Business
Development



Neil Saffer
Business Development



Martha Rock
Associate Auctioneer &
Fisher's Dubai Ambassador



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Stoneybrook West
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