



# CONFIDENTIAL BUSINESS PROFILE

## Tap-Ins Putting Course Ltd.

<i>Business name:</i>	<b>Tap-Ins Putting Course Ltd.</b>	<i>Legal Status:</i>	Limited Company
<i>Business address:</i>	Fraser Valley, B.C. provided after Confidentiality Agreement	<i>Years in business:</i>	10+ years
<i>Type of Business</i>	Putting Course	<i>Reason for leaving:</i>	other Business in the US
<i>Property</i>	3,25 Acres - leasehold (Sub-lease)	<i>Employees:</i>	2 f/t incl. Owner
<i>Buildings</i>	Owned	<i>Hours of Operation:</i>	Seasonal (7 months) Mon-Sun 10:00 a.m. to Dusk
		<i>Time varies - please see full profile for details</i>	

Size: 3,25 Acres Lease terms are contingent on Head lease between Cultus Lake Parks Board and Cultus Lake Golf Course. Rates vary depending on utility/services usage.

<b>EARNING FOR THE PERIOD ENDING:</b>		<b>ESTIMATE OF VALUE</b>	
<i>Date:</i>	as per October 31, 2009	<i>Inventory</i>	\$2,000.00
<i>Sales</i>	\$131,210.00	<i>Equipment &amp; Fixtures</i>	\$55,000.00
<i>Cost of Sales</i>	\$3,297.00	<i>Leaseholds commercial</i>	\$280,000.00
<i>Direct wages</i>	\$0.00	<i>Leasehold residential</i>	\$275,000.00
<i>Gross Profit</i>	\$127,913.00	<i>Goodwill</i>	\$223,000.00
<i>Expenses</i>	\$124,655.00	<i>Total Estimate of value</i>	\$835,000.00
<i>Net Profit (pre- taxes)</i>	\$3,258.00	<b>ASKING PRICE</b>	
<b>ADD BACK</b>		<b>CLOSING INFORMATION</b>	
<i>Amortization</i>	\$2,783.00	<i>Purchase price, less</i>	\$835,000.00
<i>Automotive</i>	\$4,644.00	<i>Assumed Liabilities</i>	\$0.00
<i>Owners wages</i>	\$37,492.00	<i>Seller Financing</i>	\$0.00
<i>Trade Sales(wholesale)</i>	\$29,000.00	<i>Cash required to close</i>	\$835,000.00
<i>Other (see complete Profile)</i>	\$38,823.00		
<i>Cash Flow to Owner</i>	\$116,000.00		

### ADDITIONAL INFORMATION:

**Tap-ins was founded by its current owners in 2000 and is the first 18-hole, par-70 putting course in the Lower Mainland. It is 3,25-acres of creatively contoured natural greens and rough, integrated with rock, sand and water, plus a spectacular view of the Cascade Mountains.**

**The Clubhouse includes all necessary retail and storage areas as well as a beautifully appointed caretaker/owner suite on the second level.**

**This offering is unique and could afford a qualified buyer a great lifestyle in beautiful surroundings. Further opportunities exist to create an off-season use of the building for other retail use and/or other service offerings such as lawn maintenance and other home/caretaker services.**

**For more information please contact:**

**Brigitta Waller, licensed Real Estate Professional**

**HomeLife Benchmark Realty W.G.**

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### IMPORTANT

The above information is furnished by the principals and sources we deem reliable, for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, changes in price or terms, or withdrawal without notice. Prospective buyers should not construe this information as legal or tax advice. They should consult their solicitors, accountants or other advisors on matters related to this presentation by HomeLife Benchmark Realty W.G...