

# INDOOR GOLF FACILITY

## Boise, Idaho

### THE COMPANY

Established for over three years this business has filled a void as the area's only indoor golf/mini-golf facility. Customers can challenge their game and play full rounds of golf in one of the four bays with over 70 precise replicas of famous courses from around the world. Sophisticated software will help improve your game. Patrons come to have fun, socialize, play some golf with friends, watch other players and have a few drinks. The inviting lounge and player's area has an atmosphere that matches any famous country club. A newly added 10 hole custom mini-golf course is a big draw for customers of all ages and skill levels to enjoy. There is a small menu of food options along with a great selection of beer, wine and soda. Whatever the skill level, players can count on a fun time where the weather is always perfect.

### THE LOCATION

The location is central to the Treasure Valley with easy access off I-84 in a strip mall location with ample parking. The +/-6,900 square foot space leases for an incredibly favorable \$7.69 per square foot NNN with over two years left on the current lease and one three-year option to renew. The Owner spent months handcrafting the custom build out that has a welcome and inviting atmosphere for all ages and skill levels. There is a VIP room for private parties and company functions.

### THE STRENGTHS

The strengths include a central location and favorable lease rate. State of the art simulators provide a "real virtual experience" while accurate software diagnoses flaws allowing for constant game improvement. Golfers can also get a lesson from a the local pro to work on that swing or glitch in their game.

### THE REASON FOR SELLING

The Owner has enjoyed the challenge of getting his dream business launched but is now ready to move on to other ventures.

### THE IDEAL BUYER

The ideal buyer would have a love for golf and people. The business could be operated full time or a new Owner may be able to run the business semipassively.

### THE POSSIBILITIES

A new Owner may want to spend more on advertising for the business to increase awareness. Other ideas include League Nights, High School Nights and/or Club Tournaments. Adding a few more big screen televisions would create a sport pub vibe and/or adding a Liquor License should increase sales.

### ASKING PRICE

**\$275,000**

### TERMS:

Cash

### ASSETS

Furniture, Fixtures & Equipment	\$323,000
Tenant Improvements	<u>175,000</u>
<b>Total Assets</b>	<b>\$498,000</b>

*All values provided by Seller*

### INCOME STATEMENT SUMMARY

Gross Sales	\$154,536
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*Financial information provided by Seller*

### REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please [CLICK HERE](#) to fill out and submit an electronic Confidentiality Agreement. This agreement can also be requested by contacting the agent below.

**ARTHUR BERRY  
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 [www.arthurberry.com](http://www.arthurberry.com)

**Brent Bungard**  
208-639-6168  
[bbungard@arthurberry.com](mailto:bbungard@arthurberry.com)

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