

Country Club of Woodbridge

INSITE DEVELOPMENT GROUP



CLUBHOUSE
CAPITAL

AUGUST 8, 2018



Aerial of Existing Property



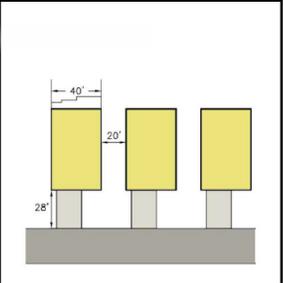
Our Proposal

We propose the purchase of the entire CCW site of approximately 155 acres. We have planned an age-restricted community that offers prospective residents a variety of home designs in the high \$400,000's. We would like to create a small golf community where 100% of the units will be age-restricted such that one resident must be 55 years of age or older and will restrict permanent occupancy by anyone under the age of 18. Proposal to include:

- Approximately 100 age restricted 55+ active adult community single family homes.
- Resident only clubhouse with fitness center, tennis courts, and gathering spaces.
- Landscaped walking paths throughout the community.
- \$5,100,000 cash at closing to town
- \$1,500,000 investment to the revitalization of the 18 hole championship golf course.
- Completely remodeled state of the art golf clubhouse to include:
 - Banquet room
 - Restaurant
 - Golf pro shop
 - Locker rooms
 - Meeting rooms
- Improvements to the existing pool and snack bar area



**AGE RESTRICTED
SINGLE FAMILY HOMES**
DETACHED ONE AND TWO STORY HOMES
WITH FIRST FLOOR MASTER BEDROOMS
1,600 - 2,500 SQUARE FEET



Benefits

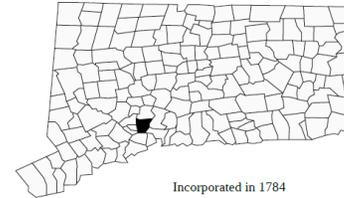
- Relieving the town of its approximate \$4.9 million of outstanding debt resulting from the purchase of the property in 2009.
 - Relief of responsibility of environmental issues at no cost to town
 - \$5,100,000 cash to be paid to town at closing
 - Approximately \$1,500,000 in newly created tax revenue per year upon stabilization
 - Satisfy the need for alternative housing options for the aging population of Woodbridge residents
 - 55+ community
 - No impact on school systems
 - Private roads and sidewalks maintained by community HOA with no impact on DOT
 - 18 hole golf course, swimming pool, and clubhouse for public use without cost to town.
 - Approximately 100 acres (golf course land) donated back to town to be held in conservation
 - Relocation of cell tower at no cost to town
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Woodbridge, Connecticut

CERC Town Profile 2016 *Produced by The CT Data Collaborative*

Town Hall
11 Meetinghouse Lane
Woodbridge, CT 06525
(203) 389-3401

Belongs To
New Haven County
LMA Bridgeport - Stamford
South Central Economic Dev. Region
South Central Connecticut Planning Area



Incorporated in 1784

Demographics

Population (2010-2014)				Race/Ethnicity (2010-2014)				
	Town	County	State		Town	County	State	
2000	8,983	824,008	3,405,565	White	7,452	569,982	2,508,360	
2010	8,990	862,477	3,574,097	Black	136	109,755	365,871	
2014	8,969	863,148	3,592,053	Asian Pacific	1,083	32,080	145,842	
2020	8,819	898,514	3,702,469	Native American	0	214	1,105	
'14 - '20 Growth / Yr	-0.0%	0.8%	0.9%	Other/Multi-Race	81	70,175	282,094	
				Hispanic (Any Race)	265	137,844	512,795	
	Town	County	State		Town	County	State	
Land Area (sq. miles)	19	605	4,842	Poverty Rate (2010-2014)	2.7%	12.7%	10.5%	
Pop./Sq. Mile (2010)	477	1,428	742	Educational Attainment (2010-2014)				
Median Age (2010-2014)	47	40	40		Town	County	State	
Households (2010-2014)	3,090	327,086	1,356,206	High School Graduate	743	12%	677,887	28%
Med. HH Inc. (2010-2014)	\$134,045	\$61,646	\$69,899	Associates Degree	233	4%	180,321	7%
				Bachelors or Higher	4,213	68%	908,551	37%

Age Distribution (2010-2014)														
	0-4	5-14	15-24	25-44	45-64	65+	Total							
Town	290	3%	1,163	13%	1,343	15%	1,308	15%	3,068	34%	1,797	20%	8,969	100%
County	46,731	5%	105,014	12%	122,258	14%	219,571	25%	240,617	28%	126,957	15%	863,148	100%
State	194,338	5%	452,157	13%	489,981	14%	892,275	25%	1,032,223	29%	531,079	15%	3,592,053	100%

54% of Town over the age of 45

Age Restricted Single Family Homes



Features:

- Consistent style / construction with the neighborhood and Town of Woodbridge
- Energy efficient homes
- 1st floor master bedrooms
- Maintenance free lawn, driveways, etc. through HOA

Community Center



Features

- Meeting spaces
- Fitness center
- Tennis / pickleball courts
- Walking paths

Championship Golf Course



Features

- Revitalize back to a championship golf course
- \$1.5 million in improvements
- New driving range and practice area
- Golf programs and camps



Golf Course Clubhouse and Pool



Features

- Completely renovated, state of the art clubhouse
- Renovated pool area
- New pool furniture and features
- Restaurant
- Banquet room
- Pro shop
- Locker rooms
- Meeting / conference rooms

Our Team

- Insite Development Group's goal is to serve as a single resource for navigating all of the variables associated with real estate design, development, construction, financing, engineering and management.
 - Our managing partners have served as principals, advisors, and architects on over \$700 million of developments throughout the nation across multiple asset classes.
 - Our partner, Clubhouse Capital, has successfully funded and advised on similar age-restricted condominium developments, golf clubs, and banquet facilities in the New England region.
 - Our founder, Brian St. Pierre, has grown Insite to an award winning design firm known for its attention to detail and custom designs.
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Questions?

