



## OVERVIEW

The Flynn Company and Golf Property Analysts have been retained as the Exclusive Agent to extend to qualified principals the opportunity to acquire The Carnegie Abbey Club, a 280 acre oceanfront golf and sporting club that takes full advantage of the breathtaking sunset views across the Narragansett Bay and is adjacent to the 125 acre Newport Beach Club.

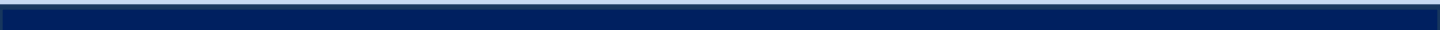
The Carnegie Abbey Club consists of:

- 18-hole Donald Steel Links golf course with full practice facility and a 70,000 square foot shingle style clubhouse, which includes luxury locker rooms. The clubhouse features 22-residential units throughout the second and third stories, all of which have been sold.
- The Golf Lodge – The original clubhouse that was converted into 5 residential units, all of which have been sold.
- Tennis Pavilion – Two Har-Tru tennis courts with available professional lessons
- Resort style seaside swimming pool
- Equestrian center – Currently 19 boarding stables with indoor riding facility, with opportunity to develop 38 additional stables
- Fitness center – State of the art equipment with personal training available
- Seaside restaurant – Features magnificent ocean views and indoor/outdoor seating along the signature 18<sup>th</sup> green
- European Spa and concierge services



## THE OPPORTUNITY

- To own an irreplaceable, iconic, waterfront, private golf and equestrian club
- Existing vs. potential new membership and related revenue streams are significant and achievable
- The natural setting and Newport waterfront location are unbelievable platforms to attract and retain members



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