

OFFERING MEMORANDUM

SUNTIDES GOLF COURSE & RV PARK

*A Rare, 129-Acre (14 Parcels)
Offering in Yakima Valley*

231 PENCE RD | YAKIMA, WA

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A DESTINATION THAT DRAWS *GOLFERS,* *TRAVELERS & LOCALS* YEAR ROUND

Suntides Golf Course & RV Park is a rare Yakima Valley offering. An 18-hole public course, a full-service restaurant and lounge, and a 60-site RV park come together on a large, contiguous site with visibility on US-12. Operations create steady in-place income today, while the land position offers a classic covered land play with clear long-term opportunity for future redevelopment or campus enhancements. Own a destination that draws golfers, travelers, and locals throughout the season, with income now and upside down the road.

THE OPPORTUNITY

Suntides Golf Course & RV Park is strategically located just north of downtown Yakima, providing convenient access to the city’s core and the broader Yakima Valley region. The surrounding area continues to see strong growth, supported by a mix of residential neighborhoods, agricultural industries, and regional employers that drive steady demand for recreation. With limited competing golf courses in the immediate market and increasing land development pressures reducing the inventory of golf-oriented properties, Suntides is well-positioned within a favorable competitive environment.

Suntides has shown consistent revenue growth and healthy profitability in recent years. Based on year-to-date results through August 2025, annualized gross revenue is projected at approximately \$2,551,394, representing an increase of more than 10% over 2024’s total of \$2,307,202. With its established 18-hole layout, clubhouse, RV Park rentals, and strong community presence in the Yakima Valley, Suntides is well positioned to elevate its future operations and event programming. Additionally, the course’s round pricing remains below market averages and there is room to install additional RV pads, both of which provide clear opportunities for further revenue growth.



PROPERTY	Suntides Golf Course & RV Park
ADDRESS	231 Pence Rd, Yakima, WA 98908
YEAR OPENED	1965
LAND AREA	129 acres (14 parcels)
ZONING	RT (Rural Transitional)
SENIOR WATER RIGHTS	628.4 acre-feet
PRACTICE FACILITIES	Driving range, chipping green, practice bunker, putting green
FULL HOOKUP RV PADS	60 pads
COURSE OVERVIEW	18 hole, regulation 6,256 yards, slope: 69.2/124
ROUNDS PLAYED 2024	36,802
GROSS INCOME 2024	\$2,418,318.93
2024 NOI	\$536,173.69
2025 NOI	\$573,000.00
SALE PRICE	Contact Brokers

BUILDINGS*

CLUBHOUSE/PRO SHOP/ RESTAURANT	4,328 SF (built 1965)
OFFICE/LOCKER ROOMS	3,930 RSF (built 1968)
MAINTENANCE/STORAGE #1	10,800 SF (built 1971)
CART STORAGE #1	5,100 SF (built 1980)
CART STORAGE #2	5,100 SF (built 1990)
RV PARK SHOWER FACILITY	1,000 SF (built 1995)

*All SF to be verified by interested parties



INVESTMENT HIGHLIGHTS



Multiple Income Streams In Place

18-hole golf course, full hookup RV park, restaurant & bar, golf simulator



Senior Water Rights Shares

628.4 acre-feet of senior water rights support year-round operations and provide strong drought resistance



Large Contiguous Acreage

Large contiguous acreage with long term development potential supported by existing income streams



Excellent Visibility from US Highway 12

Highway visibility with strong daily traffic counts— ±19,000 AADT on US-12



Located in Beautiful Yakima Valley

A scenic, fertile Yakima Valley setting with steady seasonal demand



Room for Income Growth

Upside via rate optimization, event programming, installation of 20-30 additional RV Pads



PARCELS

APN	Acreage	Lot SF	County Land Use	Zoning
181304-33002	1.48	64,469	Recreational (Misc.)	RT (Rural Transitional)
181304-33010	9.71	422,698	Mobile Home/ Trailer Park (Comm.)	RT (Rural Transitional)
181304-33001	15.22	662,905	Clubs/Fraternal (Misc.)	RT (Rural Transitional)
181304-34001	44.08	1,920,125	Recreational (Misc.)	RT (Rural Transitional)
181304-43001	21.62	941,767	Recreational (Misc.)	RT (Rural Transitional)
181309-21022	24.17	1,052,845	Warehouse/ Storage (Ind.)	RT (Rural Transitional)
181309-12025	6.32	275,299	Recreational (Misc.)	RT (Rural Transitional)
181309-12024	0.88	38,333	Single Family (Res.)	RT (Rural Transitional)
181309-12004	3.28	142,877	Vacant Land (Res.)	RT (Rural Transitional)
181304-43401	0.52	22,651	Recreational (Misc.)	RT (Rural Transitional)
181309-12014	0.27	11,761	Recreational (Misc.)	RT (Rural Transitional)
181309-12015	0.34	14,810	Recreational (Misc.)	RT (Rural Transitional)
181309-12016	0.44	19,166	Recreational (Misc.)	RT (Rural Transitional)
181309-12017	0.54	23,522	Recreational (Misc.)	RT (Rural Transitional)



GOLF COURSE AMENITIES

The property’s clubhouse includes a pro shop, retail area, bar and restaurant, commercial kitchen, and administrative offices. The clubhouse is complemented by outdoor patio seating that overlooks the course. Supporting facilities include multiple cart storage buildings with capacity for private carts, a golf simulator, locker room, and maintenance building. A summary of the buildings and facility details is presented below:

BUILDINGS

CLUBHOUSE	4,328 SF
CART STORAGE	10,200 SF
MAINTENANCE	10,800 SF

IRRIGATION

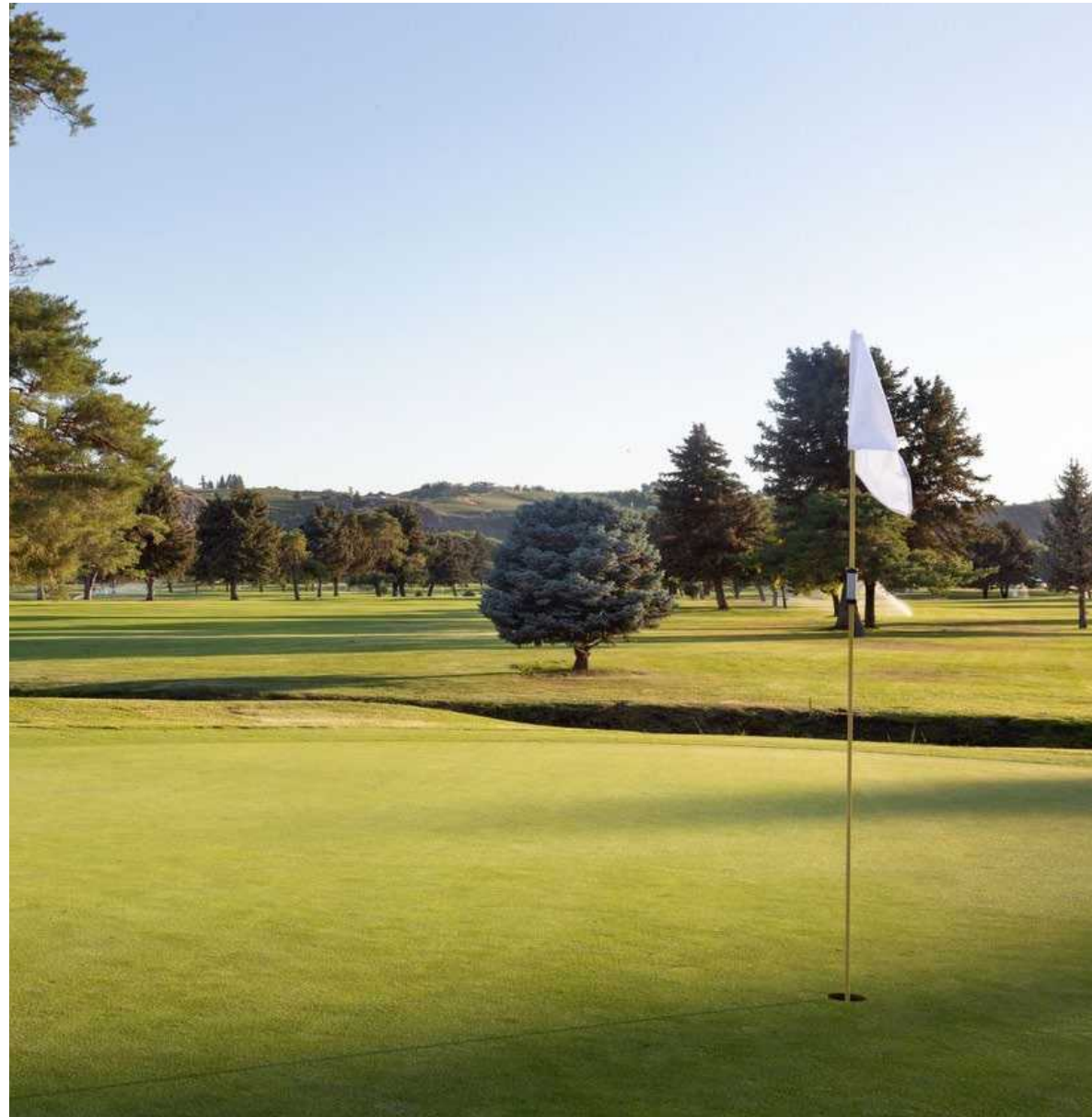
SOURCE	Naches River via senior water rights
COVERAGE	100%

FACILITY RATES

18 HOLES	\$44 (+\$21 cart rental)
9 HOLES	\$29
ANNUAL MEMBERSHIP	Single: \$1,800, Couple: \$2,850, Student: \$925, Junior: \$375
EAGLES/CLUBS	Men’s Club: \$85 dues, Women’s Club: \$65 dues

INCLUDED IN SALE

GOLF	Golf shop inventory, golf carts, mowers, repair equipment and parts, rental clubs, tractors, water pumps, senior water rights
PROSHOP	All pro shop inventory, retail displays, apparel, golf balls, clubs, bags, accessories, rental sets, point-of-sale equipment, and shop fixtures.



ONSITE RV PARK

The property includes an RV park with 60 full-hookup pads which provide water, sewer, and electrical connections. The park benefits from its direct connection to the golf course and clubhouse amenities, offering guests access to dining, recreation, and pro shop services. The park layout is designed to accommodate both short-term visitors and longer-term stays, creating a stable and diversified income stream alongside the golf operations.

BUILDINGS

LAUNDRY ROOM & SHOWER FACILITY	1,000 SF
RV WELL HOUSE	250 SF
RV OFFICE	120 SF

UTILITIES

ELECTRIC	Full 50-amp hookups
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FACILITY RATES

PER DAY	\$56 (\$51.18 + tax)
PER WEEK	\$330 (\$305.55 + tax)
TWO WEEKS	\$600 (\$555.55 + tax)
PER MONTH	\$735 (non-taxable)

INCLUDED IN SALE

RV PARK	RV park inventory includes utility hookups, electrical and sewer infrastructure, site furnishings, maintenance equipment, and related parts necessary for park operations
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SUPPORTING FACILITIES

The property includes a range of facilities that enhance both golf and hospitality operations. A clubhouse houses the full-service restaurant, bar, and lounge with a commercial kitchen and patio seating overlooking the course. Additional amenities include golf simulator rentals that provide year-round practice and entertainment, as well as private and rental golf cart storage facilities. Together, these create diversified revenue opportunities and enhance the overall guest experience at Suntides.

BUILDINGS

LOCKERS/OFFICE	4,328 SF
CART STORAGE	10,200 SF

HOURS

RESTAURANT & LOUNGE	Day to dark Mon-Sun
GOLF SIMULATOR	Day to dark Mon-Sun

FACILITY RATES

GOLF SIMULATOR	\$40 per hour
GOLF CART STORAGE	\$500 per year (120 stalls)
RESTAURANT & LOUNGE	Subject to menu

INCLUDED IN SALE

GOLF SIMULATOR	All simulator equipment, software, mats, nets, screens, seating, lighting, and related furnishings used to support simulator rental and operation
CLUBHOUSE	All kitchen equipment, furniture, cookware, dinnerware, silverware, bar equipment, and liquor license



LOCATION & MARKET OVERVIEW

146 MI

TO SEATTLE

206 MI

TO SPOKANE

160 MI

TO OLYMPIA

192 MI

TO PORTLAND



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2010 CENSUS	1,402	28,962	93,535
2020 CENSUS	1,453	30,754	99,222
2025 ESTIMATED	1,765	31,868	100,541
2030 PROJECTED	1,699	31,472	98,902

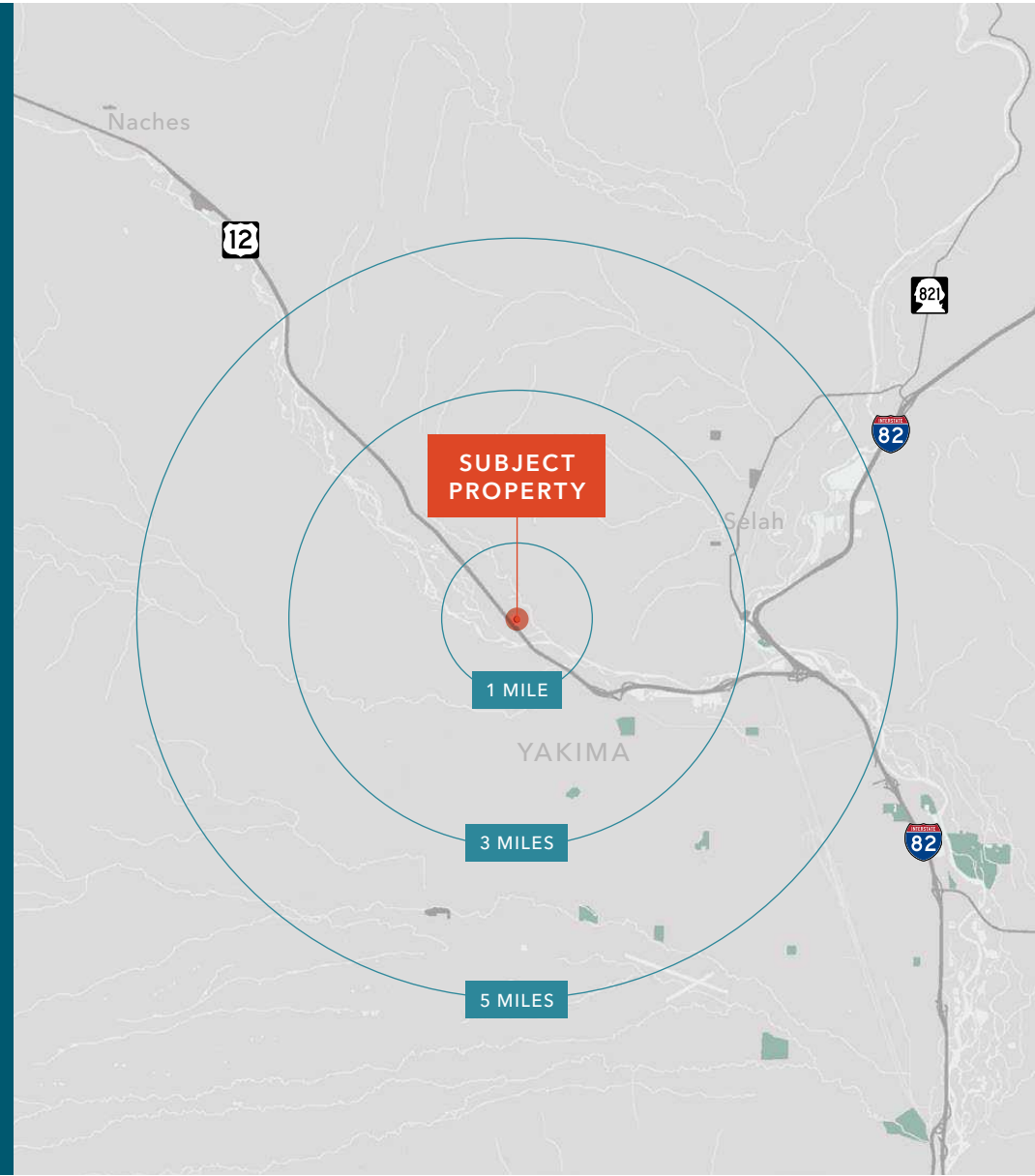
MEDIAN AGE & GENDER

	1 Mile	3 Miles	5 Miles
MEDIAN AGE	40.1	39.0	34.8
FEMALE	49.3%	51.0%	49.9%
MALE	50.7%	49.0%	50.1%

HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$109,785	\$80,765	\$75,513
2030 MEDIAN PROJECTED	\$107,930	\$80,368	\$75,271
2025 AVERAGE	\$135,973	\$106,022	\$96,690
2030 AVERAGE PROJECTED	\$134,016	\$104,992	\$95,750

Data Source: ©2025, Sites USA

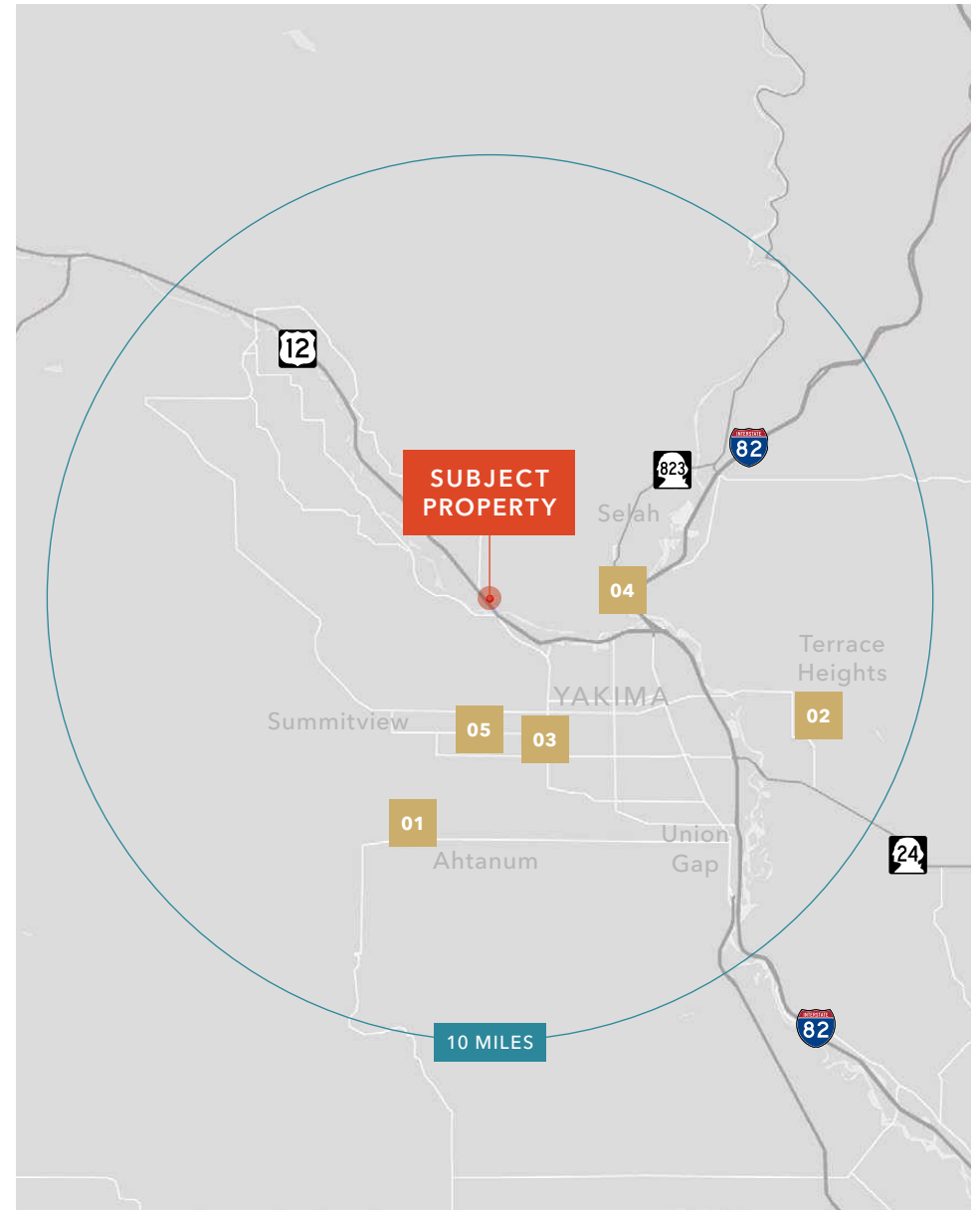



GOLF COURSE COMPARABLES

There are five public and private golf courses located within a 10-mile radius of Suntides. Three of the golf courses are lower service 9-hole courses and one is a higher-end private course. This puts Suntides in a unique position, as none of its competitors offer similar value to its patrons.

	Property	Holes	Access	Premium Fees*	Distance from Suntides
01	APPLE TREE RESORT 8804 Occidental Rd, Yakima	18	Public	\$120	8.1 miles
02	YAKIMA COUNTRY CLUB 500 Country Club Dr, Yakima	18	Private	N/A	10.1 miles
03	FISHER PARK GOLF COURSE 823 S 40th Ave, Yakima	9	Public (Executive)	\$12	4.6 miles
04	RIVER RIDGE GOLF 295 Golf Course Rd, Selah	9	Public (Executive)	\$15	5.2 miles
05	WESTWOOD GOLF CLUB 6408 Tieton Dr, Yakima	9	Public (Executive)	\$42	4.7 miles
SP	SUNTIDES GOLF COURSE 231 Pence Rd, Yakima	18	Public	\$44	N/A

*Where fees vary, the median between twilight and peak hours is used.



An aerial photograph of a golf course and surrounding landscape. The foreground shows a well-maintained green golf course with scattered trees. In the middle ground, there are residential buildings and parking lots. The background features rolling hills under a clear blue sky. A dark green text box is overlaid on the left side of the image.

Given the relatively small number of comparable 18-hole public courses in the Yakima market, the Property holds a strong competitive position.

GOLF COURSE COMPARABLES *(continued)*

Based upon the 10-mile radius population surrounding Yakima of approximately 160,428 residents, the population per 18 holes equates to about 36,250 overall. For public courses, the ratio is closer to 48,000 residents per 18 holes. These figures compare favorably to the National Golf Foundation's 2024 Golf Accessibility survey of 387 metropolitan statistical areas, placing Yakima in the upper tier for population-to-golf supply balance.

Within this radius, Suntides is well positioned as a moderately priced, full-service public course. Its closest competitors are Apple Tree Golf Resort, an 18-hole destination course with premium fees that cater more to resort and destination play, and Yakima Country Club, a private facility not available to the general public. Other nearby options such as Westwood Golf Club (9 holes) and Fisher Park (par-3 municipal) offer more limited experiences and amenities.

Given the relatively small number of comparable 18-hole public courses in the Yakima market—and the limited competition at Suntides' price point—the subject property holds a strong competitive position. This is further supported by its diversified amenities, including the RV park, restaurant/lounge, practice facilities, and cart storage, which broaden the appeal to its customer base and stabilize revenue streams.



SUNTIDES GOLF COURSE & RV PARK

*For more information,
please contact*

COLTON TEGLOVIC
Vice President
425.281.5261
colton.teglovic@kidder.com

CHARLES CAPLICE
Senior Associate
425.450.1160
charles.caplice@kidder.com

GARY GUENTHER
Executive Vice President
425.450.1154
gary.guenther@kidder.com

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