

Raber Course submission

11/17/2025

Willie and Melissa Riehl

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Proposal: Lease purchase

Lease Raber for 10 years at \$40,000 per year, total lease payments of \$400,000. Year 11 purchase Raber for \$40,000

General lease terms: Riehl responsible for all real estate improvements, operating costs, and equipment purchases.

The intension of new ownership is not to rent or sell the course after purchase but to keep it as a golf course and improve out buildings, decks, pro shop and bathrooms. Pro shop will be updated to serve a variety of sandwiches, drinks and snacks. We will also improve course conditions with an upgraded turf management program, landscaping, and hole and yardage signs to improve the golfing experience. New golf carts will also be added in 2026. Irrigation will be upgraded as needed.

2026 investment in capital improvements and equipment to be at least \$690,000.

Aller initial improvements have been made we will continue with investing back into Rabers as needed.