

GC7 - DIRECT COMPARISON APPROACH VALUATION						
	SUBJECT	SALE 1	SALE 2	SALE 3	SALE 4	SALE 5
Name						
Location						
Date of Sale						
Sale Price						
# of Holes						
Rate Per Hole						
Green Fee						
ADJUSTMENTS						
Property Rights						
Financing Terms						
Condition of Sale						
Market Conditions						
Location						
Quality of Course						
Size						
Quality of Improvements						
Income Sources						
Green Fee Rate						
Length of Season						
Irrigation System						
Overall Comparability						
Analysis						