

One of the most unique and amazing income producing properties in America



Hillcrest Event Center - is a multi-purpose venue that handles public events including multiple music festivals; concerts, BBQ and Chili cook offs, Fairs, Haunted Woods, and Pool Parties. Private events include weddings, reunions, rehearsal dinners, and corporate outings that can be customized to your specifications.

Hillcrest Event Center capabilities include event areas ranging from 100- 30,000, a 7,500 person Natural Amphitheater, 5,000 person Event Area with two pavilions, 750 Natural Amphitheater, over a mile of event trails with three stage areas, Golf Course/Concert venue (30,000), Campground (100 RV's with full hook ups, 1,000 RV's parking spots, 1,000 tent sites), Olympic Swimming Pool (450 capacity) and Restaurant/Sports Club (120 seating, Patio 120 seating). Onsite Parking 2000 cars offsite 750)

Learning Center – The Hillcrest Learning Center is a non-profit organization. Hillcrest Event Center is a volunteer facility that provides college students from around the world and area colleges the opportunity to complete internships in Hospitality, Public Relations, Graphic Design, Social Media, Photography, Cinematography, Human Resources, Event Marketing, Turf Management, Conservation, Landscape Architecture, and many more programs.

Television Studio - 2015 marks the fourth year of filming reality entertainment covering events, golfing, camping, food service and other activities in a close knit entertainment venue. New shows filmed in Illinois can receive a 30% tax credit.

Champion Executive Golf Course - The oldest and shortest golf course in the greater Quad Cities Area that features nine distinguished challenging holes of pleasure for golfers of every level. â€”

Campground – Our campgrounds offer a wide selection of spacious, level sites with picnic tables, water spouts, fire pits, and full hook ups for RVs and over 200 tent sites. â€”

Hillcrest Trails - One mile of nature trails that are newly carved with 7 acres of floral fields, ponds and native woods. This year our conservation program was approved by the state of Illinois allowing use a tree farm registration.

Olympic Sized Swimming Pool - Relax in a chaise lounge chair and catch some rays or take a refreshing dip. The Cabana staff will be happy to serve you food and beverages, even while you swim!

Event Center Pavilion - Two pavilions are used for picnics, golf outings, family re-unions, graduations, and corporate meetings.

Certified Conservation and Tree Farm, producing 11 crops

Restaurant/Sports Club/ Gaming – Full restaurant, sports club and gaming/gambling.

One of the most unique and amazingly fun income producing properties in America will be *Auctioned and SOLD April 29th, 2017*

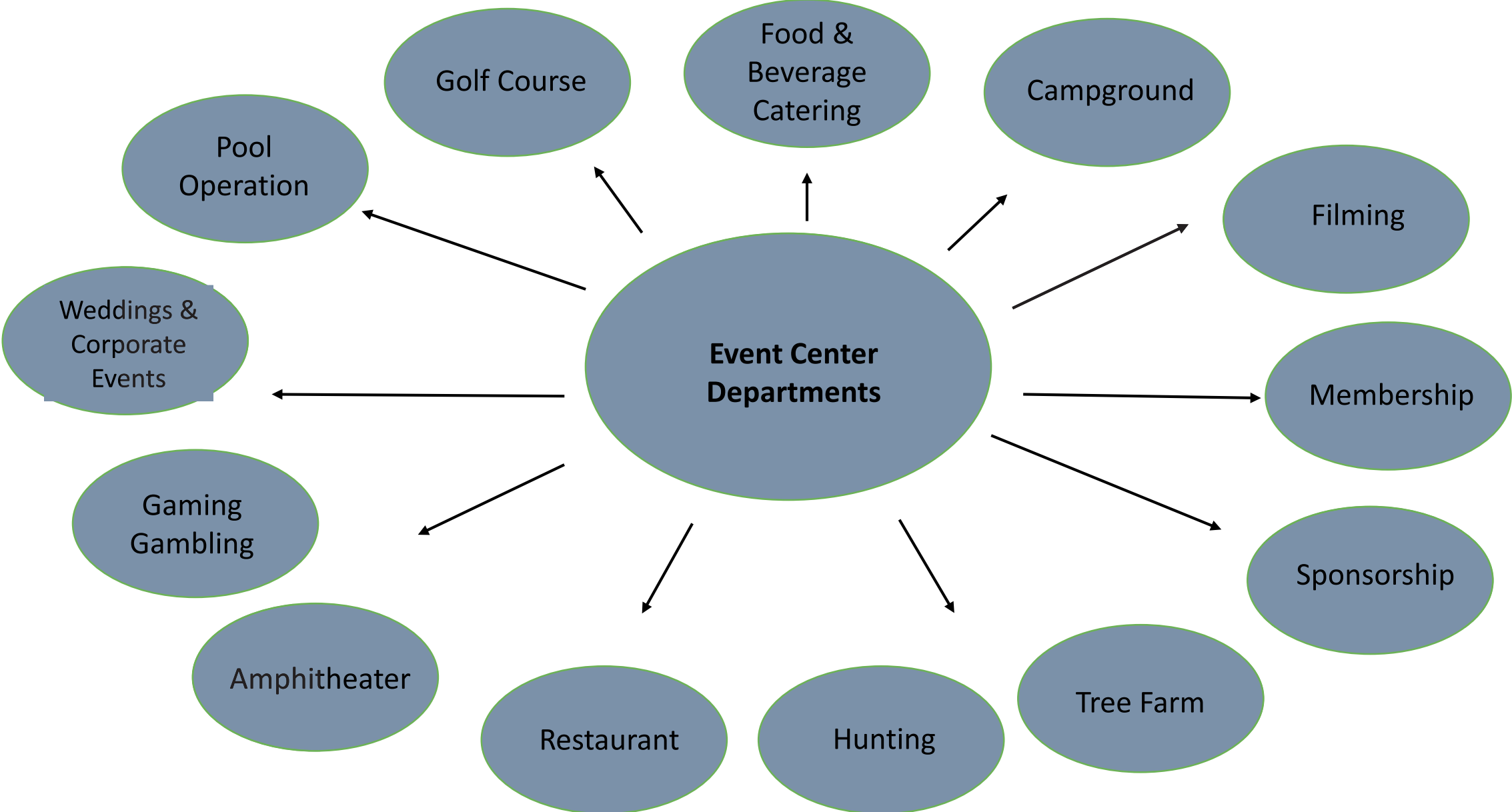
Register for Auction

- Value Highlights;
- Land Value \$600,000
- Ginseng Crop harvest 2020, value \$500,000-750,000
- Personal Property \$250,000
- Gaming & Liquor Licensing \$500,000
- Membership 1M per year and much, much more

Best Use offers Several Revenue Opportunities

- This property is so unique that it offers multi opportunity for revenue. Run one department or multiple departments or build over time using each outline plan or keep the property as your own private single-family residence. Any one of the income producing elements listed here can provide substantial cash income to be profitable.
- Included in the Sales is all personal property including but not limited to Restaurant Equipment, table service, State of the art bar and draft system, walk in cooler & freezer. Pool chase lounges, outdoor table and chairs. 8' event tables.
- Golf course equipment, tractors, top dresser, chemical sprayer, Fairway mowers, tee mowers, compressors, generators, tools, lawn tools spreaders, straight blades front loader, box blades, fuel tanks, maintenance building, golf carts and more.
- Event equipment and props to numerous to mention, including Haunted woods, Easter eggs, wester theme, pool party themed props, event tables fire pits, picnic tables and more.
- **SFR Option;** Single family residence with Olympic pool and private golf course. The club house can easily be converted to a SFR with 3 bedrooms 2.5 baths gourmet kitchen and open concept living, dining fireplace, walk out patio and more.
- Property Land, Buildings and Infrastructure replacement cost values is at just over \$5,000,000
- Personal property & Inventory included
- ***Ginseng Crop to be harvested in 2020 is valued at \$500,000 to \$750,000 and can be insured.***

Revenue





RV and Tent Campground

100 RV spots with
water and electric

20 w/sewer

200 tent sites

Space on property for
event camping 2000
RV's and tents

20 Winter camp sites
available at \$450
month per site.

Potential season
income April to
October

\$735,000





Diversified food service with the capacity to feed thousands.
On and Off site Catering



Seating

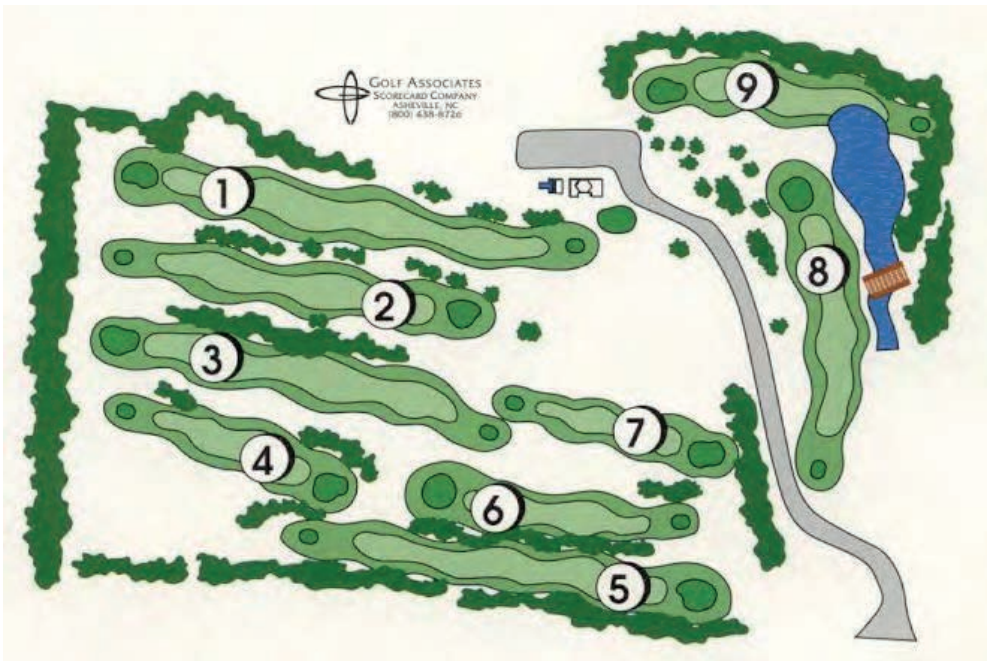
Restaurant 120
Patio 120
Pool Side 450
Pavilion 400
Pavilion 100
Tent 1000
Events 10000





Golf Course Use and Revenue;

Membership, hole Sponsorships, tournament sponsorship, seasonal passes, Golf Leagues, Kids Camp, Corp Outings, Charity Golf Outings, Night Golf, Disc Golf, Soccer Golf. Private Rental. The course is also used for event space including 7500, 1000 and 500 person Amphitheatres, 20,000 person concert area, 5000 unit campground event expansion, parking and fairs festivals, weddings and other events



Olympic Size Pool, locker rooms and pool snack shack holds up to 450 persons



This is the only pool in the area that serves food and adult beverage.

- Revenue;
- Annual Pool passes
- Membership
- Swim lessons
- Water aerobics
- Private Parties
- Scuba Lessons
- Themed Parties
- Adult beverage sales



Entertainment Areas & Capacity

- Amphitheater Hole 1 seats 500
- Amphitheater Hole 9 seats 1000
- Amphitheater Hole 8 seats 7500
- Club house stage
- Concert Area hole 3 seats 20000
- Haunted Woods Trails 1/2 Mile
- Pavilion holds 600
- Pavilion holds 100
- Event Area holds 5000
- Swimming Pool holds 450
- Campground Event Area holds 300
- Conservation Trails 1 mile

Film and Television

- Hillcrest is registered with the Illinois Film office as a Illinois film studio location
- Any filming on location offers a full 30% tax credit [Film Tax Credit](#)

Shows filmed; Midwest Bikers, American Resort, American Armwrestling, 4 Guys with Carts and My Wedding DJ.



2800 Sq. Ft. Restaurant and Bar, Chefs Kitchen
600 Sq. Ft. Pro Shop. 300 Sq. Ft Offices. Men &
Women's Pool open air locker-room .



\$0 Labor cost; Interns, Volunteer's and Work Campers

- For the past 4 year we have not used employees to run and manage the property.
- The Family over sees the management and marketing
- Interns oversee 100 jobs
- Work campers maintain the property
- Volunteer's help in a number of ways
- Temporary staff may be uses for events
- and security.





MEMBERSHIP BENEFITS & COST & Revenue:

FAMILY MEMBERSHIP; COST PER Family

\$499 membership; \$199 Per year plus \$50 per month.

Open Enrollment Special 2017 \$99.95 1st year plus \$50 per month per family.

Membership is for the entire family, green fees, camping, pool and events included some restriction apply.

- **Four membership sales reps focusing on getting and keeping members:**
- (Assuming \$50 per month membership dues, a \$100 joining fee and each rep selling 33 memberships per month.)
- Base salary of \$1,300 per month x 4 representatives x 12 months = \$62,400 in salaries annually
112 sales per month x \$50 commission x 12 months = \$67,200 in commissions annually
\$250 monthly bonus x 4 x 12 = \$12,000 in bonuses annually
\$3,024 annual retention bonus x 4 = \$12,096 in annual retention bonuses
- Total retention commissions paid during the first year equal \$1,386. (See the Sample of Retention Commissions chart below to see how I arrived at this number by adding up the commission for each month.) However, the total commissions from all the memberships sold after each membership has run 12 months would equal \$3,024 assuming no cancellations, so that is how the \$3,024 in annual retention bonus is figured in the equation above.
- This example only accounts for the new memberships sold in one year but does not account for potential growth in successive years and does not take into account any other current members that may be assigned to the representatives.
- Based on the equations above, you can figure the following:
- Total membership sales payroll expense (not including benefits, taxes, etc.) = \$153,696
Total Membership Dues: 1,344 memberships sold for the year x \$600 = \$806,400
Total Joining Fees: 1,344 x \$100 = \$134,400
Total New Membership Revenue = \$940,800

CORPORATE EMPLOYEE WELLNESS

Regardless of the size of your business, there are several reasons you and your employees can benefit from an increased focus on employee health and happiness. Employee wellness programs are a vital component in attracting top talent, keeping them happy, and decreasing employee turnover and absenteeism. Many of the best companies to work for already offer their employees the awesome wellness ideas listed below. Now it's your turn to improve the well-being of your workspace.: Volunteer, Fundraisers, Company Picnics, Happy Hour Boot camps, Company Retreats, Themed parties

The key to having a successful corporate wellness program is by encouraging overall wellbeing while still keeping it fun. Call for pricing.

HEALTH, WELLNESS & FAMILY RECREATION

GOLFING

Golf leagues, tournament, and lessons, disc golf, soccer golf and night golf. Green fees included, cart and guest extra.

CAMPING

RV campers, pop ups or tenting. 7 days per year

HICKING-FISHING

One mile of conservation trails, catch and release fishing.

ENTERTAINMENT

Amphitheatre and themed events and weekly live music events, sporting events parties. Weekly planned activities \$5.00 per person

DINNING

Pool side, patio and restaurant dinner, mystery chef specials. Healthy cooking. Food & Beverage is an extra cost per person.

SWIMMING

Water fitness, pool parties, swim lessons, yoga, Free to members

ACTIVITIES

Sand volleyball, cross country, horseshoes, bags Free to members

VOLUNTEER

From fundraiser, causes, conservation and learning, there is something for everyone to get involved. May be used to reduce annual fees.

Conservation and Forest Plan

- **Cash Crops;**
- [Ginseng \(harvest 2020-2021 value estimate \\$500,000-\\$750,000\)](#)
- Pine Cones (Annual crop)
- Pine Needles (Annual crop)
- Duck Weed (Seasonal crop)
- Berry's (Seasonal crop)
- Mushrooms (Seasonal crop)
- Walnuts (Seasonal crop)
- Acorns (Seasonal crop)
- Sod (Seasonal crop)
- Bent grass(Seasonal crop)
- Oak, Walnut and Hickory Trees

Seasonal crop can be used to promote special camping packages for crafts and harvest.

See Links to full Fish & Wildlife Conservation and Forest Plan



One
Mushroom
value \$500

Licensing Annual Fees Total \$2,700

- [Illinois Certificate of Resale](#); allows you to buy all goods and services tax free (Registration only)
- [Henry County Illinois](#) (\$1000) and [State Of Illinois Liquor License](#) (\$750). Allows you to sell alcohol on the entire property.
- [Illinois Gaming Licensing](#) (\$100); by having a liquor license you can have [gaming machine on premise](#).
- [Illinois Campground License](#) (\$100)
- [Illinois Swimming Pool license](#) (\$500)
- [Illinois Department of Public Health Food License](#) (\$140)
- [Illinois Department of Agriculture Chemical Applicator License](#) (\$75)

Website Properties

- <http://www.HillcrestEventCenter.com> 1.2M Hits in 2016 (Managed by Course Trends)
- <http://www.ChampionMVP.com> (Managed by Golf Channel)
- <http://www.ChampionMVP.net>
- <http://www.QCHauntedWoods.com>
- <http://www.HillcrestEvents.com>
- <http://www.IllinoisBBQFest.com>
- <http://www.quadcitieshauntedwoods.com>
- <http://www.quadcitieshauntedforest.com>

Social Media Links



- [Http://www.HillcrestEventCenter.com](http://www.HillcrestEventCenter.com)
- <https://www.facebook.com/HillcrestEventCenter>
- <https://www.facebook.com/HillcrestEvents>
- <https://twitter.com/HillcrestEvent>
- <http://www.youtube.com/user/orionhillcrest>
- <http://www.flickr.com/photos/hillcrest-resort>
- <http://www.myspace.com/hillcrestresort>
- <https://www.instagram.com/hillcresteventcenter/>
- <https://www.linkedin.com/company-beta/9294356/>
- <https://www.pinterest.com/hillcrestorion/>
- http://www.eventbrite.com/rss/user_list_events/11567101865
- <https://www.facebook.com/QCHauntedWoods/>

- <https://www.facebook.com/FreedomFestQC/>
- <https://www.facebook.com/Quad-Cities-Renaissance-Faire-1457015554597602/>
- <https://www.facebook.com/Champion-Executive-Golf-Course-1389366021343335/>
- <https://www.facebook.com/Hillcrest-Youth-Camp-345526405646795/>
- <https://www.facebook.com/Dart-Challenge-363680097170866/>
- <https://www.facebook.com/illinoisBBQ>
- <https://www.facebook.com/QuadCitiesMotorcycleRally>
- <https://www.facebook.com/civilwarevent>
- <https://www.facebook.com/FirstRespondersQCA>

A complete list of all social media, directories, community calendars with user name and password will be provided.

Picture Gallery Links

- [albums](https://www.facebook.com/HillcrestEvents/photos)
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Located at the crossroads of two of America's business Interstates



- Hillcrest is located in West Central Illinois just 10 miles from the Quad Cities Int. Airport.
- 6 Miles from Interstate 80-74-280
- Travelers may follow State Tourist Attractions HWY. Blue Directional Signs from State HWY 150, State RTE. 6 and State RTE. 84

Supporting Document Links

- [This Document PDF](#)
- [Business Plan](#)
- [Forest Plan](#)
- [Fish & Wildlife](#)
- [Conservation](#)
- [Media Kit](#)
- [Naming Rights](#)
- [Intern Programs](#)
 - [Manual](#)
 - [Guidelines](#)
- [Revenue Opportunities](#)
- [Wedding Planning](#)
- [Membership](#)
- [Amphitheater](#)
- [Replacement Cost](#)
- [Social Media](#)
- [Intellectual Property](#)
- Personal Property and Inventory Included

Certain statements on this website and other oral and written statements made by us from time to time are “forward-looking statements” which may describe strategies, goals, outlook or other non-historical matters, or project revenues, income, returns or other financial measures, often include words such as “believe,” “expect,” “anticipate,” “intend,” “plan,” “estimate,” “guidance,” “project,” “target,” “potential,” “will,” “should,” “could,” “likely,” or “may” and similar expressions intended to identify forward-looking statements. These statements are only predictions and involve known and unknown risks, uncertainties, and other factors that may cause our actual results to differ materially from those expressed or implied by such forward-looking statements.

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