

# PROPOSAL FOR ACQUISITION & OPERATION OF VIRGINIA BEACH NATIONAL GOLF CLUB

RFP #ED-25-04

Submitted by:

Ishwarz LLC

Virginia Beach, Virginia

Owner / Principal: *Vikash Choudhary*

Submission Date: 11/19/2025

---

## COVER LETTER

11/19/2025

Pamela Witham

Department of Economic Development

City of Virginia Beach

4525 Main Street, Suite 700

Virginia Beach, VA 23462

Dear Ms. Witham:

Contract nego

Contract nego

As a local owner, operator of successful golf facilities in the Hampton Roads region, I bring a proven track record of transforming golf courses into thriving, financially stable, community-centered destinations.

I am the **owner of Lynnhaven Golf Park in Virginia Beach**, a long-standing and well-respected public golf facility. I also successfully **Renovated and operate Cypress Creek Golfers Club in Smithfield, Virginia**, where in 2024 I completed one of the region's most impressive golf revitalization projects. Within a single year, I added a **full restaurant, bar, sports bar, pro shop, a new pump room**, and the highest-quality maintenance equipment, and electric golf carts. The improvements to the **greens, fairways, and playability** received widespread praise, including from City leadership, golfers, and neighboring communities. The financial performance also reflected this success, with revenues increasing by **30% in the first year after redevelopment**.

Contract nego

As a Virginia Beach local business owner with a strong track record of elevating golf facilities, Ishwarz LLC is uniquely positioned to honor the legacy of Virginia Beach National and enhance it for future generations.

Thank you for the opportunity to submit this proposal. I look forward to continuing this conversation and helping preserve this important community asset.

Respectfully submitted,

**Vikash Choudhary**

Owner, Ishwarz LLC

**720-324-6123**

[vikash.j2ee@gmail.com](mailto:vikash.j2ee@gmail.com)

---

## 1. RESPONDENT INFORMATION

**Legal Entity Name:** Ishwarz LLC

**Business Type:** Limited Liability Company

**Address:** 2277 Rio Rancho dr, Virginia Beach VA-23456

**Phone:** 720-324-6123

**Email:** vikash.j2ee@gmail.com

**Primary Contact:** Vikash Choudhary

---

Contract nego

Contract nego



Contract nego

---

## **5. EXPERIENCE & QUALIFICATIONS**

### **5.1 Lynnhaven Golf Park – Virginia Beach, VA**

#### *Owner / Operator*

- Long-term successful operator of a public golf facility serving thousands of local players
- Strong community reputation and consistent facility upkeep

---

### **5.2 Cypress Creek Golfers Club – Smithfield, VA**

#### *Owner / Operator*

#### **Major Achievements (2024):**

- Complete revitalization accomplished within one year
- Added:
  - New restaurant
  - Full bar
  - Sports bar
  - Updated pro shop
  - New pump room

- Top-tier maintenance equipment
  - **50% revenue increase** in first year
  - Highly praised improvements to greens, fairways, and overall course conditions
  - Recognized by City, members, and public players for remarkable turnaround
- 

### **5.3 Strengths of Ishwarz LLC**

- Deep local knowledge of Virginia Beach and Hampton Roads golf community
  - Proven ability to rapidly improve course conditions
  - Strong capital stewardship
  - Experience with turnkey renovations and operational restarts
  - Hands-on leadership and presence at all facilities
  - Commitment to long-term public golf access
- 

## **6. FINANCIAL CAPABILITY**

Ishwarz LLC has the operational experience, financial resources, and proven track record necessary to perform renovations and operate the facility successfully.

---

Contract nego

---

## 8. REQUIRED FORMS

### Anticollusion Form

*(attached, signed)*

### City of Virginia Beach Disclosure Statement

*(attached)*

---

---

## SIGNATURE PAGE

I hereby certify that the information contained in this proposal is accurate and that I am authorized to submit this proposal on behalf of Ishwarz LLC.

Entity: Ishwarz LLC

Authorized Signature: \_\_\_\_\_



Printed Name: \_\_\_Vikash Choudhary\_\_\_\_\_

Title: Owner

Date: \_\_\_11/20/2025\_\_\_\_\_

Request for Proposals

- Bidder will include the provisions of the foregoing sections A, B, and C in every subcontract or purchase order of over \$10,000, so that the provisions will be binding upon each subcontractor or vendor.

*Respondent Information*

Address, Line 1: 2277 Rio Rancho Dr

Address, Line 2: \_\_\_\_\_

City/Town: Virginia beach

State: VA

Zip Code: 23456

E-mail Address: vikash.j2ee@gmail.com

Telephone Number: 720-324-6123

Fax Number: \_\_\_\_\_

Taxpayer Identification Number (TIN) or Social Security Number (SSN):

SS#

Is your firm a "minority" business? ☒ Yes ☐ No

If yes, please indicate the "minority" classification below:

☐ African American

☐ Hispanic American

☐ American Indian

☐ Eskimo

☒ Asian American

☐ Aleut

☐ Other; Please Describe: \_\_\_\_\_

Is your firm Woman Owned? ☒ Yes ☐ No

Is your firm a Small Business? ☒ Yes ☐ No

Signature: \_\_\_\_\_

Printed Name: Vikash Choudhary

Title: Manager

Date: 11/20/2025



The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law. Completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council, boards, commissions, or other bodies.

## SECTION 1: APPLICANT DISCLOSURE

### APPLICANT INFORMATION

**Applicant Name:**

as listed on application ishwarz llc (Vikash choudhary)

**Is Applicant also the Owner of the subject property?** Yes ☐ No ☒

If no, Property Owner must complete SECTION 2: PROPERTY OWNER DISCLOSURE (page 3).

**Does Applicant have a Representative?** Yes ☐ No ☒

If yes, name Representative: \_\_\_\_\_

**Is Applicant a corporation, partnership, firm, business, trust or unincorporated business?** Yes ☒ No ☐

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent- subsidiary<sup>1</sup> or affiliated business entity<sup>2</sup> relationship with the applicant. (Attach list if necessary.)

meena choudhary, vikash choudhary

**Does the subject property have a proposed or pending purchaser?** Yes ☐ No ☒

If yes, name proposed or pending purchaser: \_\_\_\_\_

### KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

**Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?** Yes ☐ No ☒

If yes, name the official or employee, and describe the nature of their interest.

### APPLICANT SERVICES DISCLOSURE

**READ:** The Applicant must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity and/or individual providing such services must be identified. (Attach list if necessary.)

| SERVICE                                                             | YES                   | NO                               | SERVICE PROVIDER<br>(Name entity and/or individual) |
|---------------------------------------------------------------------|-----------------------|----------------------------------|-----------------------------------------------------|
| Financing (mortgage, deeds of trust, cross-collateralization, etc.) | <input type="radio"/> | <input checked="" type="radio"/> |                                                     |
| Real Estate Broker/Agent/Realtor                                    | <input type="radio"/> | <input checked="" type="radio"/> |                                                     |

## SECTION 1: APPLICANT DISCLOSURE *continued*

| SERVICE                                                | YES                              | NO                               | SERVICE PROVIDER<br>(Name entity and/or individual) |
|--------------------------------------------------------|----------------------------------|----------------------------------|-----------------------------------------------------|
| Accounting/Tax Return Preparation                      | <input checked="" type="radio"/> | <input type="radio"/>            | Ramesh joshi CPA                                    |
| Architect/Designer/Landscape<br>Architect/Land Planner | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Construction Contractor                                | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Engineer/Surveyor/Agent                                | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Legal Services                                         | <input checked="" type="radio"/> | <input type="radio"/>            | eastern virginia law group, norfolk                 |

### APPLICANT CERTIFICATION

**READ:** I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Vikash Choudhary

11/19/2025

Applicant Name (Print)

Applicant Signature

Date

<sup>1</sup> "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, VA. Code § 2.2-3101.

<sup>2</sup> "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

### FOR CITY USE ONLY:

No changes as of (date): \_\_\_\_\_

Staff Name (Print)

Staff Signature

Date

## SECTION 2: PROPERTY OWNER DISCLOSURE

### PROPERTY OWNER INFORMATION

**Property Owner Name:**

as listed on application ishwarz llc (Vikash choudhary)

**Is the Owner a corporation, partnership, firm, business, trust, or unincorporated business?** Yes ☐ No ☒

If yes, list the names of all officers, directors, members, or trustees below AND businesses that have a parent-subsidary <sup>1</sup> or affiliated business entity <sup>2</sup> relationship with the applicant. (Attach list if necessary.)

**Does the subject property have a proposed or pending purchaser?** Yes ☐ No ☒

If yes, name proposed or pending purchaser: \_\_\_\_\_

### KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE

**Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?** Yes ☐ No ☒

If yes, name the official or employee, and describe the nature of their interest.

### PROPERTY OWNER SERVICES DISCLOSURE

**READ:** The Owner must certify whether the following services are being provided in connection to the subject application or any business operating or to be operated on the property. The name of the entity or individual providing such services must be identified. (Attach list if necessary.)

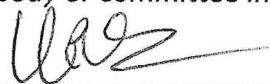
| SERVICE                                                             | YES                              | NO                               | SERVICE PROVIDER<br>(Name entity and/or individual) |
|---------------------------------------------------------------------|----------------------------------|----------------------------------|-----------------------------------------------------|
| Financing (mortgage, deeds of trust, cross-collateralization, etc.) | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Real Estate Broker/Agent/Realtor                                    | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Accounting/Tax Return Preparation                                   | <input checked="" type="radio"/> | <input type="radio"/>            | Ramesh Joshi CPA                                    |
| Architect/Designer/Landscape Architect/Land Planner                 | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Construction Contractor                                             | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Engineer/Surveyor/Agent                                             | <input type="radio"/>            | <input checked="" type="radio"/> |                                                     |
| Legal Services                                                      | <input checked="" type="radio"/> | <input type="radio"/>            | eastern virginian law group                         |

### PROPERTY OWNER CERTIFICATION

**READ:** I certify that all information contained in this Form is complete, true, and accurate. I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein three weeks prior to the meeting of Planning Commission, City Council, VBDA, CBPA, Wetlands Board or any public body or committee in connection with this application.

Vikash Choudhary

Property Owner Name (Print)



Property Owner Signature

11/19/2025

Date

# Redaction Log

## Redaction Reasons by Exemption

| Reason       | Description    | Pages<br>(Count)                             |
|--------------|----------------|----------------------------------------------|
| ont act ne o | 2.2-3705.1(12) | 1(2)<br>2(1)<br>3(2)<br>4(1)<br>5(1)<br>6(1) |

Redaction Log

Redaction Reasons by Exemption

| Reason | Description | Pages<br>(Count) |
|--------|-------------|------------------|
| SS#    | 2.2-3815(A) | 8(1)             |