

Southeast Marina & Resort Portfolio

Grider Hill Marina Resort, KY, and Wisdom Dock Marina Resort, KY, were listed by Simply Marinas as a part of a SE Portfolio Marina Offering. Grider Hill was a confidential offering and was not put on the market.

Early this year Simply Marinas announced the sale of Hales Bar Marina, TN as a part of this Portfolio.

The two KY marinas closed in March and were sold to Safe Harbor. They include a significant number of wet slips and full marina services with an established operating history:

- 1,500+ wet slips
- Over 135 acres
- Lodging, RV and trailer park
- Wet slip Rental
- Fuel Service
- Lodging and Restaurant space
- RV & Camp Site

The two acquisitions are in great proximity to one of Safe Harbor's largest marina asset, Jamestown marina, KY. This allows for the ownership to enjoy efficiency and economies of scale. Significant capital expenditures have been completed on Grider Hill that included new docks.

The offering presented a tremendous upside in owning some of the largest SE marina facilities. It includes income from high-net revenue sources: slip rental, RV & camp sites as well as lodging. The assets have a strong upward income trend. The current operations are ideal to create steady increase in income by maintaining the loyal customer base and attracting additional customers.