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Offering Summary



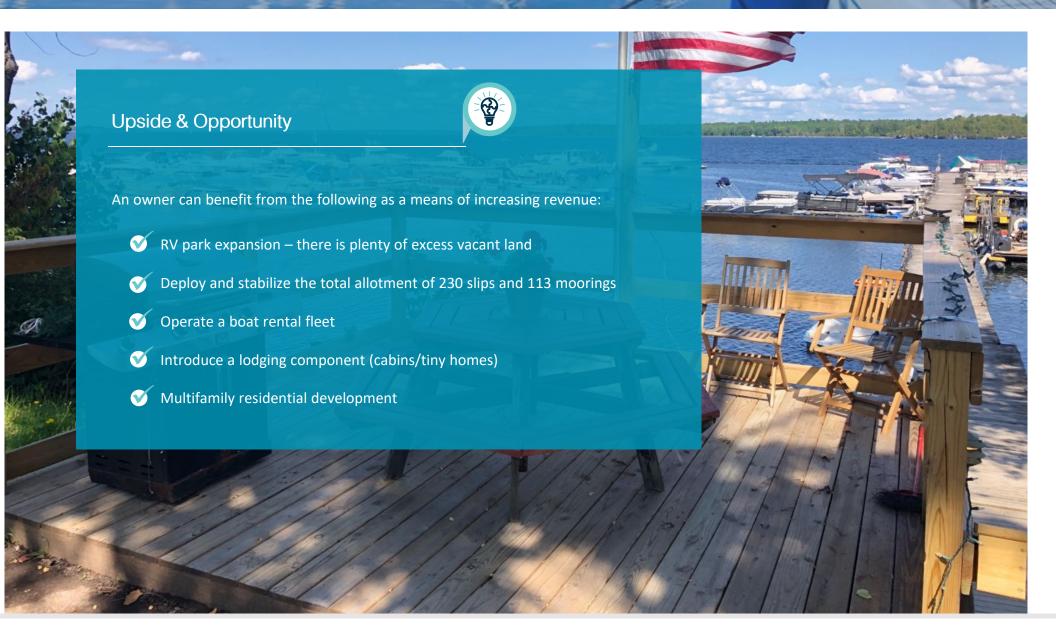
The marina is located on 42 pristine acres. There is an additionally available single family residence (not figured into the asking price of this offering). With a total of 42 acres, there is plenty of excess land for RV park expansion.

The entire property is currently under three NNN leases. The primary tenant operates the marina, RV park, dealership/service center, and ships store. This primary tenant may be willing to relinquish control of the marina and RV park, should a new property owner want to operate the marina and RV park themselves. In addition to the primary tenant, there is a restaurant tenant and a convenience store/boat rental tenant.

The full service marina offers a protective cove, permitted for 230 slips and 113 moorings. The operators currently deploys approximately 150 slips and 70 moorings. The waterfront RV park currently has 18 pads with electric, sewer and water. With a total of 42 acres, there is plenty of excess land for RV park expansion. Improvements include 18 RV pads, 3 indoor winter storage buildings, ample space for outdoor winter storage, one 3-bay service building, one heated 4-bay service building/parts department, 2 retail/office buildings with street frontage (one currently used as marina office and ships store and one occupied by a boat rental/grocery store tenant), boat and motor dealership, and a newly renovated waterfront restaurant (tenant in-place).



Investment Highlights 42+/- acres of upland Public sewer, electric and well water Protective cove marina, permitted for 230 slips and 113 moorings • Ownership currently deploys approximately 150 Good exposure and visibility from US Route 9 (full occupancy) slips and 70 moorings. A majority of the slips are lease for the full season and paid up Dealership and service center by March prior to the season start. Fuel dock Newly renovated restaurant (tenant in-place) Pump-out Wifi access throughout the docks Convenience store/boat rental tenant in-place (building adjacent · Bathroom, shower and laundry facilities to the RV park) There is an additionally available single family residence (not Waterfront RV park figured into the asking price of this offering). • 18 pads with electric, sewer and water hookups Plenty of excess land for RV park expansion





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