



\$1,900,000

## SMUGGLERS COVE MARINA & CAMPGROUND

1147 US Highway 42 W, Warsaw, KY

## SMUGGLERS COVE MARINA & CAMPGROUND

Smugglers Cove Marina & Campground is located at 1147 US Highway 42 W, Warsaw, KY. It's property is divided by US Hwy 42.

For more information please contact:

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## Offering Memorandum

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## Property Overview

### Offering Summary



This is a rare opportunity to acquire Smugglers Cove Marina and Campground, an 88-slip marina with an 18-pad RV campground on the Ohio River. The land is owned in fee simple and is situated within close proximity of Cincinnati, Louisville, and Indianapolis. Ownership enjoys additional income from fuel sales, a ships store, a small boat rental fleet and a few on-site vacation rentals. Covered slips are at full occupancy with a wait list, giving ownership plenty of upside opportunity.







## Property Overview

### Investment Highlights



- ✓ 89 wet slips
  - Covered slips are at full occupancy with a wait list
- ✓ Fuel Dock with pump-out station
- ✓ 18 RV pads
- ✓ 4 waterfront and floating lodging rental units
- ✓ 4 rental pontoon boats
- ✓ Land is owned fee simple
- ✓ Home of the annual Craig's Creek "Rock The Boat" Raft-Up



### Upside:

Construct additional slips. Covered slips are at full occupancy, with a wait list.

Convert some of the uncovered slips into floating cabins. There is strong demand for the (4) rental vacation rental units that are currently offered. Ownership believes that additional units will enjoy good occupancy rates.





## Property Overview



### Amenities

- ✓ Porch 30'x21' attached to rear of ship store for entertainment with 60' Flat screen TV and vendor supplied Ice and 2 Grills.
- ✓ Courtesy Dock 100' in length for Restaurant patrons
- ✓ Boat ramp
- ✓ Cart barn
- ✓ Shower House 48'x 8
  - (2) Bathrooms 8'x 5'
  - (2) Showers 8'x 3'
  - (1) Laundry room 8'x 6' 1 washer and 1 dryer
  - (1) Storage room 8'x 26'
- ✓ Storage sheds (3)



## Property Overview

### Slips and Moorings



#### 89 SLIPS TOTAL

- 42 COVERED SLIPS All have individual elect meters-- fresh water hookups--WI/FI
  - Dock 100--16 x 40'
  - Dock 200---6 x 40' and 6 x 50'
  - Dock 300---2 x 60' and 12 x 50'
- 37 UNCOVERED SLIPS All have water/electrical hookups
  - Dock 300-----4 x 50' slips
  - Dock 400-----2 x 90' slips
  - Dock 400.5----1 x 60'houseboat
  - Dock 500-----10 -lay along slips will handle 24' boats with water and electric (seasonal only contracts)
  - Dock 600-----10 x 50'- slips 10 x 60-' slips
- TRANSEINT SLIPS
  - 10 Slips--water and electric can accommodate boats up to 40'







## Property Overview

### Fuel Pump Out



- Fuel house with fuel docks that can handle 2 large and 1 small boat simultaneously
  - Fuel pumps
    - (1) “Wayne” Gas fuel dispensers with 2 lines
    - (1) “Wayne” Diesel fuel dispenser with 1 line
  - Fuel Tanks
    - (1) 6,000 gallon above-ground gas tank
    - (1) 2,000 gallon above-ground diesel tank
  - Pump-out
    - (1) “Edson” Peristaltic Waste Pump-Out station
  - Fuel house has credit card processor





## Property Overview

### RV Campground



- Total of (18) RV Pads
  - Main RV Campground
    - Located right on Ohio River, directly across from Belterra Casino and Resort
    - (13) Concrete Pads
      - Full hookups
      - 30/50 amp electric
      - Sewer
      - Water
    - (1) small Helicopter pad
  - Marina-Side RV Campground
    - Located on the Marina Side (Craigs Creek) by the Ships Store/Office
    - (4) RV Spots
      - Full hookups
        - 30/50 amp electric
        - Sewer
        - Water
    - (1) RV Spot
      - Electric and water hookups only







## Property Overview

### Ships Store/Office Building



- Building dimension is 31'x43'
  - Bathroom with storage
  - Furnace room with storage
  - "True" 3-door Beer and soda cooler
  - Ice cream floor freezer
  - Office station with 25' Customer counter
  - 2 office desks
  - 1 computer with Intuit POS device and software and 2 work computers
  - Blink Camera system
  - Store shelves and apparel racks





## Property Overview

### Rental Units



- (4) Lodging Rental Units
  - (1) On-the-ground Mini Home Cabin 20'x 16'
  - (1) On-the water 50' 1976 Burns Craft Houseboat
  - (2) On-the-water units located on the Barge 20'x 60'
- (4) Pontoon Boat Rental Units
  - 2005 20' Odyssey Pontoon Green, Yamaha 50HP
  - 2007 22' G3 Pontoon Blue, Yamaha 60HP
  - 2014 22' Harris Pontoon Red, Merc 90HP
  - 2015 20' Harris Pontoon Black, Merc 90HP
- (3) Kayaks
  - (2) one-seater
  - (1) two-seater







## Property Overview

### Other Assets and Improvements



- Porch (30'x21') attached to rear of Ship store for entertainment with 60' Flat screen TV and vendor supplied ice chest and 2 grills
- 100' Courtesy Dock for restaurant patrons
- Complimentary Boat ramp
- Cart Barn
  - (3) stalls for carts and (3) chargers
- Air Compressor
- EZ-Go carts
  - (2) electric and (1) gas
- Shower House (48'x 8')
  - Bathrooms (8'x 5')
  - (2) Showers (8'x 3')
  - Laundry room (8'x 6')
    - (1) washer and (1) dryer
  - Storage room (8'x 26')
- (3) Storage sheds
- Intuit POS







## Area Map







## Location Overview

- Address: 1147 US Highway 42 W, Warsaw, KY

The property is divided by US Hwy 42. The property is located on Craigs Creek, an inlet of the Ohio River, at Mile Marker 530. The property is well situated a half mile above the Markland Dam & Locks, 66 nautical miles and 40 driving miles from downtown Cincinnati; 74 nautical miles and 67 driving miles from Louisville KY and 116 driving miles from Indianapolis. The main RV Campground (13 pads) is located right on Ohio River, directly across from Belterra Casino and Resort. An additional (5) RV spots are located at on the Marina side of the property.







## Barge Cabin One







## Barge Unit 2







Blue Cabin



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## Cabin 1







## Property Photos



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## Property Photos



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## Property Photos

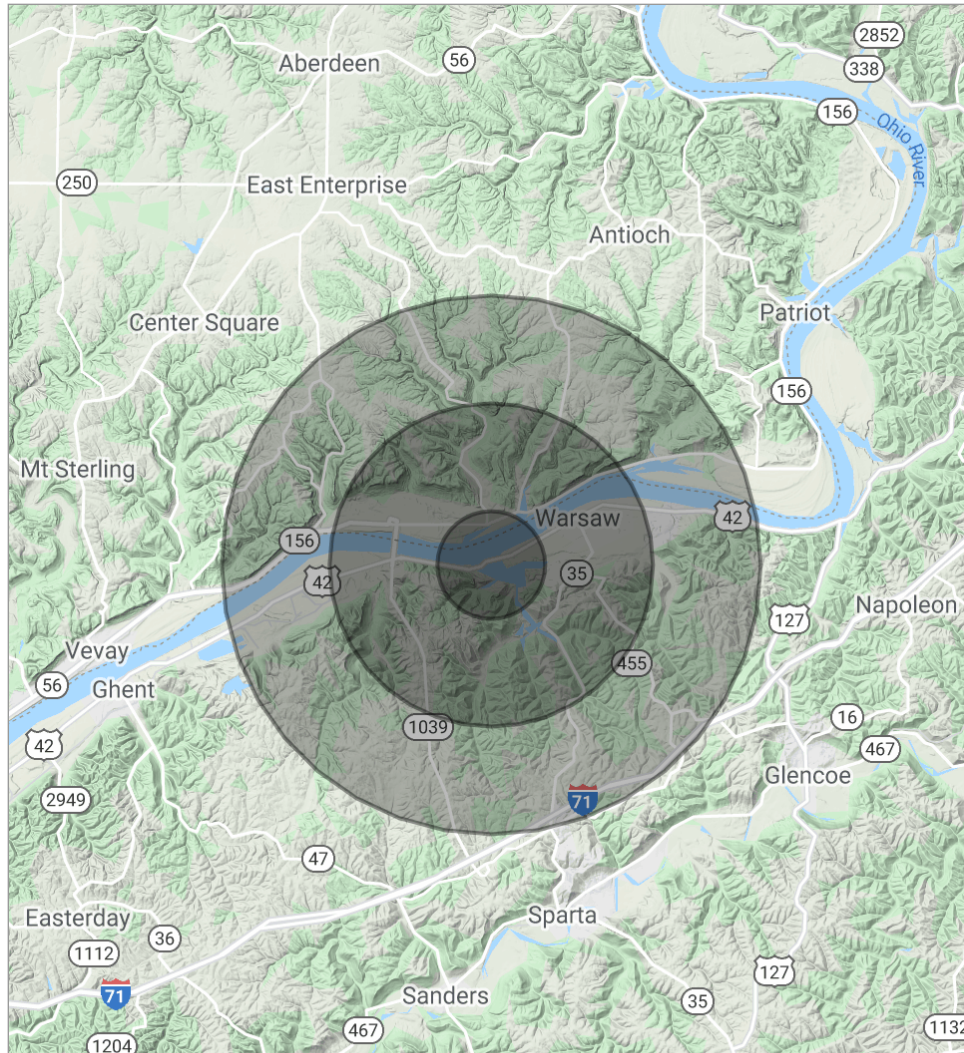


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## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,185	30,371	85,128
Median age	42.0	42.5	41.4
Median age (Male)	39.8	41.9	40.2
Median age (Female)	43.3	43.0	42.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,520	10,858	33,204
# of persons per HH	2.8	2.8	2.6
Average HH income	\$112,779	\$133,869	\$105,799
Average house value	\$289,106	\$336,257	\$309,400

*\* Demographic data derived from 2010 US Census*

# CONTACT INFORMATION



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