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The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein.

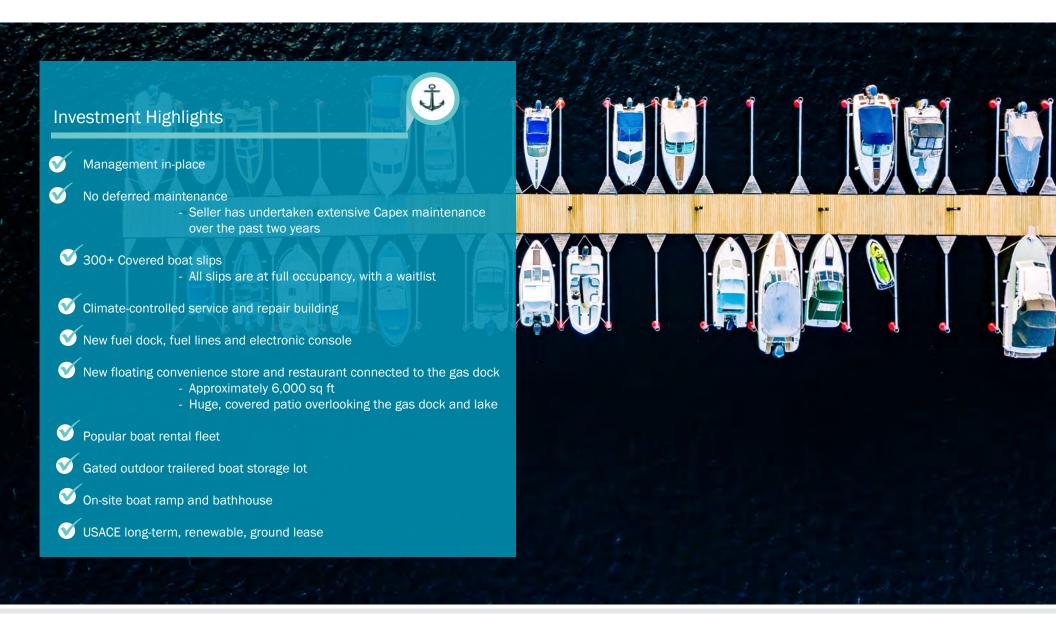
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Property Information



This is an absentee owned marina, situated on long-term USACE leasehold property. The strategic location helps bolster demand for the marina's various profit centers. The 300+ boat slips are at full occupancy, with a wait list. All improvements are in great condition, with no deferred maintenance issues. Ownership has recently undertaken a major Capex overhaul, with both new and fully refurbished docks, a new floating ships store/restaurant and new fuel systems. The Marina offers covered boat slips, land-side dry boat storage, fuel, boat rentals, boat service and repair, a restaurant, and an on-site boat ramp.



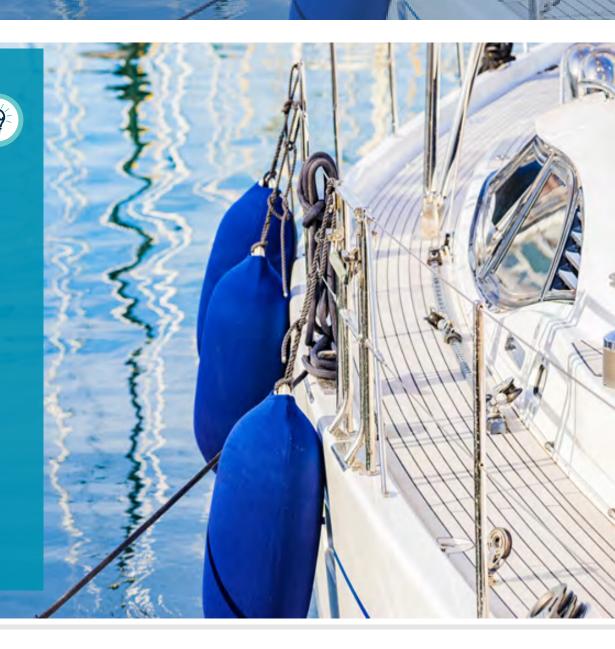


Upside & Opportunity

The Seller believes that there is potential to add more slips, pending approval from the USACE. Slip rental demand is already in-place, as the marina is at full occupancy, with a waitlist.

Demand for additional boat lifts is consistent, making sale and installation of boat lifts a good source of additional future income.

The popular boat rental fleet is in great demand, making it prime for expansion and increased boat rental revenue.





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