



Confidential Midwest Lakefront Resort Portfolio

Offering ID: MO17

Price: Call for pricing guidelines



For more information please contact:

Broker of Record:  
Gray Meadow Real Estate Services, LLC  
1161 Hearthstone Way, Athens GA 30606  
phone: (239) 872-1220  
GMRESLLC@Gmail.com

In association with  
**Cooperating Broker:**  
Simply Marinas  
4000 Ponce De Leon Blvd, Suite 479,  
Coral Gables, FL 33146  
phone: (305) 439-9581  
ash1@simplymarinas.com



## Confidentiality And Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gray Meadow Real Estate Services, LLC and Simply Marinas (“Broker”) and should not be made available to any other person or entity without the written consent of Broker. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information set forth herein does not purport to be complete and no obligation to update or otherwise revise such information is being assumed. Other events that were not considered may occur and may significantly affect the analysis. Any assumptions should not be construed to be indicative of the actual events that will occur.

**Forward-Looking Statements:** Some of the statements presented herein may constitute forward looking statements. These forward-looking statements are based on current expectations, estimates and projections. These statements are not guarantee of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although Broker and the Ownership of Confidential Midwest Lakefront Resort Portfolio - Offering ID: MO17 (“Owner”) believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that such expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Broker and Owner undertake no duty to update any forward-looking statements appearing in this presentation.

**Past Performance:** Past performance is not indicative of future results. The performance of the business lines being offered for sale will depend on numerous factors, which are subject to uncertainty. There can be no assurance that the business lines will achieve results comparable to those achieved in prior years.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase this marina and/or to terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase the marina and property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and any conditions to the owner's obligations thereunder have been satisfied or waived.

By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner or Broker nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Broker and Owner.

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

Photocopying or other duplication is not authorized.

**THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES AND ALL VISITS SHALL BE COORDINATED THROUGH BROKER**





## Property Overview



### Offering Overview

This is a rare opportunity to acquire a class-A, lakefront marina resort portfolio. Confidential Midwest Lakefront Resort Portfolio - Offering ID: MO17 comprises three of the region's premier lakefront recreation destinations. All improvements are high-end and in excellent condition, with most improvements newly built in the past three years. In addition to the RV resort, the three restaurant and bar concepts are among the busiest, most sought-after destinations in the Midwest. The entire portfolio is located within the same general area, allowing for great business synergy and consolidation of management.

Ownership is constantly building and improving on the business's success, with an eye towards the future, as evidenced by consistent year-over-year revenue growth. The newly constructed RV resort has just started to hit its stride and will bring built-in revenue growth upside for a prospective buyer, without the need for additional capex.

The offering includes:

- A new, 200+ site RV resort with class A+ amenities and an unbeatable location
- Three sprawling restaurant and bar concepts, with one directly adjacent to the RV resort
- Multiple short-term vacation rental residences
- A combined 316 floating boat and PWC wet slips in pristine condition and ranging in age, with some less than 3 years old
- Multiple gas docks and floating convenience stores
- A popular gift shop

This rare acquisition opportunity offers tremendous upside potential. The bustling energy and scale of these properties must be seen to be believed.





## Property Overview

### Highlights: Asset Group 1



RV resort and high-volume bar and restaurant complex with courtesy dockage, boat storage, gas dock, convenience store, gift shop, short-term vacation rentals and boat rentals.



#### RV resort with over 200 sites

- Top of the line amenities
  - Fitness center
  - Convenience Store
  - Coin laundry and game room
  - Large public restroom
  - Large shower house
  - Resort office with bathroom
  - Storage room with bathroom
  - Children's playground
  - Large furnished public patio area
  - Covered picnic pavilion area
  - Pool with Café and Bar
- All RV pads are 10'x50'
- All RV pads have full hookups
  - 30 and 50 amps
  - Direct connect to public sewer
  - High speed fiber internet and cable hookups
  - Well water



#### Sprawling indoor and outdoor bar and restaurant complex

- Among the busiest bar and restaurant businesses in the region
- High volume business with year-over-year growth
- Improvements and equipment in pristine condition with no deferred maintenance
- Covered stage area
- Multiple outdoor bars, in addition to the restaurant bar
- Multiple pools
- Full Kitchen with exhaust hood



#### Courtesy dockage and covered boat storage



#### Gas dock and floating convenience store



#### Gift shop



#### Multiple short-term vacation rental residences



#### Boat rentals



#### Utilities

- Public natural gas
- Public electric including internet & cable
- Public Sewer
- Well water





## Property Overview

### Highlights: Asset Group 2



High volume, upscale/casual bar and restaurant with courtesy dockage, plus a pool and multiple outdoor bars.

- ✓ High volume business with year-over-year growth
- ✓ High-end, full kitchen with multiple exhaust hoods
- ✓ 3 bars indoor and outdoor
- ✓ Massive pool
- ✓ Covered stage area
- ✓ Courtesy dockage
- ✓ Utilities
  - Public natural gas
  - Public electric including internet & cable
  - Public Sewer
  - Well water

### Highlights: Asset Group 3



Popular, casual bar and restaurant with an indoor and outdoor bar, courtesy dockage, gas dock, and convenience store.

- ✓ High volume bar and restaurant, in pristine condition.
- ✓ Full kitchen with exhaust hood
- ✓ 2 bars
- ✓ Covered stage area
- ✓ Courtesy Docks with gas dock and floating convenience store
- ✓ Utilities
  - Public natural gas
  - Public electric including internet & cable
  - Well water
  - Septic (with Public Sewer connect projected for 2023)
    - Currently, the facility is using the pre-existing drain field. During construction of the current improvements, the owner included a dual grinder pump lift station with lines that are ready to be tied-in to the forthcoming municipal system.



## Property Overview



### Upside:

- ✓ Built-in upside through RV park lease-up stabilization and ancillary profit centers growth
- ✓ Vacation rental expansion revenue upside
- ✓ Expand food and beverage service hours to include breakfast service. There is a great deal of established demand for breakfast in the area.
- ✓ RV resort development upside
- ✓ Slip expansion rental revenue upside

# CONTACT INFORMATION



For more information please contact:

Broker of Record:  
Gray Meadow Real Estate Services, LLC  
1161 Hearthstone Way, Athens GA 30606  
phone: (239) 872-1220  
GMRESLLC@Gmail.com

Cooperating Broker:  
Simply Marinas  
4000 Ponce De Leon Blvd, Suite 479,  
Coral Gables, FL 33146  
fax: (888) 456-3068  
phone: (305) 439-9581  
ash1@simplymarinas.com