



Offering Memorandum - Confidential TN Marina
& RV Campground
Offering ID: SMTN21
Price: \$2,250,000

This is a rare opportunity to acquire a highly successful, pristine RV campground and marina in the sought-after Middle Tennessee market. There are 60+/- full-hookup RV sites and 60+/- covered wet slips, all providing for a vast majority of the combined gross sales. This high-quality facility has no deferred maintenance, and plenty of growth opportunities for a new owner to enjoy.



An Exclusive Listing of Simply Marinas:

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Confidentiality Disclaimer

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Offering Overview



Offering Overview

This is a rare opportunity to acquire a successful, pristine RV campground and marina in the highly sought after Middle Tennessee market.

The owners have invested in technology to help manage the property efficiently. The business utilizes sophisticated accounting practices, quality RV park and marina management software, and point of sales systems. There is no deferred maintenance, as ownership is continually investing in growth and improvements with an eye towards the future. This offering provides a high-quality acquisition opportunity rarely seen in the RV park and marina market.

There are 60+/- full hookup RV camp sites all in close proximity to the lake, along with 60+/- covered wet slips. Annual wet slip and RV site rentals provide for a majority of the gross sales. Backed by strong, in-place demand and YOY high occupancy, there is feasible opportunity to increase the wet slip and RV site unit count over time. Popular ancillary profit centers include easy to manage credit card operated marine fuel sales and merchandise retail. These ancillary profit centers provide desired guest services and amenities, drawing consistent income, while bolstering occupancy and offering plenty of future growth opportunities such as boat rentals, food service and boat maintenance and repair. Area demographic growth and proximity to a major MSA solidify future demand and revenue growth.

This facility operates on Tennessee Valley Authority (TVA) land under a Grant of Term Easement (lease). There is no fee simple real estate included.





Offering Overview

Highlights:



- RV Campgrounds
 - 60+/- Annual RV sites
 - All RV sites are full hookup including power, municipal water, and septic connections.
- Boat Storage
 - 60+/- Floating Wet Slips
- Fuel Sales
 - Floating fuel dock
- Expansion/Growth Upside
 - Expansion opportunities for wet slips and RV sites
- Additional Ancillary Profit Centers
 - Retail/Ship/Convenience Store
- Security
 - Ownership has installed commercial-level surveillance cameras throughout the property. The system maintains long-term local and cloud-based long-term storage backup and records continuously 24/7.
- Utilities
 - Municipal water and electric, Septic system, free complimentary Wi-Fi (docks, RV sites and store)
- No fee simple real estate
 - The facility is operated on Tennessee Valley Authority (TVA) land under a Grant of Term Easement (lease)





Offering Overview



Value Add - Upside

- ✓ Slip and RV Site Expansion
 - Current TVA leasehold boundaries
 - Backed by strong, in-place demand, ownership believes there is opportunity to increase the wet slip and RV site unit count within the existing TVA leasehold boundaries.
 - Future acquisition/incorporation of additional TVA leasehold land
 - There is additional TVA leasehold land adjacent to the current leasehold boundaries. It's entirely feasible for new ownership to acquire/incorporate additional TVA leasehold land for even more future expansion potential.
- ✓ Ancillary Profit Center Growth
 - Create additional ancillary profit centers, such as boat rentals, food service, and boat maintenance and repair.



CONTACT INFORMATION



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