



Offering Memorandum - Confidential TN Marina & RV Campground Portfolio

Offering ID: SMTN87

Price: \$5,750,000 (approaching a 9% cap rate)

This is a rare opportunity to acquire a highly successful, pristine Tennessee marina and RV campground portfolio in a sought after market. Between the two properties, there are 260+/- high quality covered wet slips and 120+/- picturesque RV camp sites providing for a majority of the combined gross sales. These high-quality facilities have 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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THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES.



Property Overview

Offering Overview



This is a rare opportunity to acquire a successful, pristine marina and RV campground portfolio in the highly sought after Tennessee market. The two properties are located within relatively close proximity to one another.

The owners have invested in technology to help manage both properties efficiently, utilizing real-time information to highlight short and long-term opportunities, support decision-making and improvement to customer service. The business utilizes sophisticated accounting practices, quality marina and RV park 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 portfolio offers a high-quality acquisition opportunity rarely seen in the marina and RV park market.

Between the two properties, there are 260+/- covered wet slips and 120+/- RV camp sites all in close proximity to the lake, with full hookups, providing for a majority of the gross sales. Backed by strong, in-place demand, ownership believes there is opportunity to increase the wet slip and RV site unit count over time. Popular ancillary profit centers include marine fuel sales, merchandise retail, boat rentals, an internally operated full-service restaurant, and additional services such as boat lift sales and winterizing service. These ancillary profit centers provide desired guest services and amenities, drawing consistent income, while bolstering occupancy and offering plenty of future growth opportunities. Area demographic growth and proximity to a major MSA solidify future demand and revenue growth.

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





Property Overview

Highlights:



- ✓ Boat Storage
 - 260+/- Floating Wet Slips
- ✓ Fuel Sales
- ✓ RV Campgrounds
 - 120+/- RV Sites with full hookups
- ✓ Expansion/Growth Upside
- ✓ Additional Ancillary Profit Centers
 - An internally operated full-service restaurant
 - Boat rentals
 - Retail/Ship/Convenience Stores
 - Other additional services
 - Boat lift sales
 - Winterization services
 - RV Moving Services and occasional minor repairs
 - On-site residence
 - No fee simple real estate. Both facilities are operated on Tennessee Valley Authority (TVA) land under a Grant of Term Easement (lease)
 - The two properties are located within close proximity to one another





Property 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
 - Based on demonstrable demand, the existing ancillary profit centers, such as boat rentals, also offer plenty of growth potential.



CONTACT INFORMATION



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