

GRAFTON HARBOR

GRAFTON, IL



OFFERING MEMORANDUM

2024

Grafton Harbor

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Table Of Contents

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Richard H Roughen PA, Keller Williams Realty Services, and Jennifer Stein ("Brokers"), their directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Brokers nor their directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Brokers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Brokers make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Brokers do not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Brokers in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 12 |
| DEMOGRAPHICS | 16 |

Presented By:

Listing Broker
Jennifer Stein
Jennifer Stein
IL Lic. No. 471.018303
jstein@jdsreservices.com
(213) 446-5366

Out of State Cooperating Broker
Richard H Roughen PA
Keller Williams Realty Services
dba 'National Marina Sales'
FL Lic. No. BK706569
Rick@Roughen.net
(954) 298-7703

Jennifer Stein

GRAFTON HARBOR

PROPERTY INFORMATION

1

PROPERTY SUMMARY

ADD'L PARCEL APPRV'D FOR STRG. BLDG. (IN RED BELOW)

SUPERIOR UNDERCOVER WET SLIPS WITH AMENITIES

LARGE AND MID-RANGE BOAT SLIPS

BARS, GIFT SHOP, LEASED-OUT RESTAURANT

ACTIVITIES FOR ALL AGES

SPECTACULAR SHIPS' STORE & WINERY

DOCKS, FUEL TANKS, DREDGE INCLUDED

Property Summary



PROPERTY HIGHLIGHTS

Located in an Enterprise Zone!

- Close access to St Charles and St Peters by Ferry
- Known as "The Key West of the Midwest"
- Exceptional Covered and Open Wet Slips with Full Amenities
- Fabulous (seriously) Restaurant upstairs, Leased and Operated by Tenants
- Winery Owned and Operated by Owners
- Hakuna Matata - 53' All-weather Tour Boat (included)
- Protective Break-water encompassing the Marina
- Floating "ARRR Bar", Laundry Mat, 2 Offices
- Loopers' Paradise
- Floating Pool and Hot Tub
- High Speed Diesel and Gas Pumps
- Ships' Store, General Store, Gift Shop
- Personal Watercraft Dockage

OFFERING SUMMARY

| | |
|--|-----------------------------------|
| Sale Price (includes adjacent parcel owned in fee) | \$6,650,000 |
| Blended Cap Rate: | 8.0% |
| Approx. Total Slips: | 304 |
| Deferred Maintenance: | Minimal, if any |
| Lease - Property / Submerged Lands: | Approx. 75 Years + 100 Renewal |
| Value-add Opportunity: | Approved for Dry Storage Building |

| DEMOGRAPHICS | 5 MILES | 10 MILES | 15 MILES |
|-------------------|-----------|-----------|----------|
| Total Households | 1,064 | 4,494 | 95,302 |
| Total Population | 2,494 | 11,149 | 231,088 |
| Average HH Income | \$109,843 | \$110,888 | \$91,715 |

Jennifer Stein

Additional Parcel Approved For Storage Building (In Red Below)



Jennifer Stein

Superior Undercover Wet Slips With Amenities



Jennifer Stein

Large And Mid-Range Boat Slips



Jennifer Stein

Bars & Gift Shop, Abundant Parking & Offices, Leased-Out Restaurant



Jennifer Stein

Activities For All Ages With Floating "ARRR Bar" And Private Bathroom Suites



Jennifer Stein

Spectacular Ships' Store & Winery, Laundry Mat And Walk-In Coolers



Jennifer Stein

Floating Docks, Elevated Double-Walled Fuel Tanks, Dredge Included



Jennifer Stein

GRAFTON HARBOR

LOCATION INFORMATION

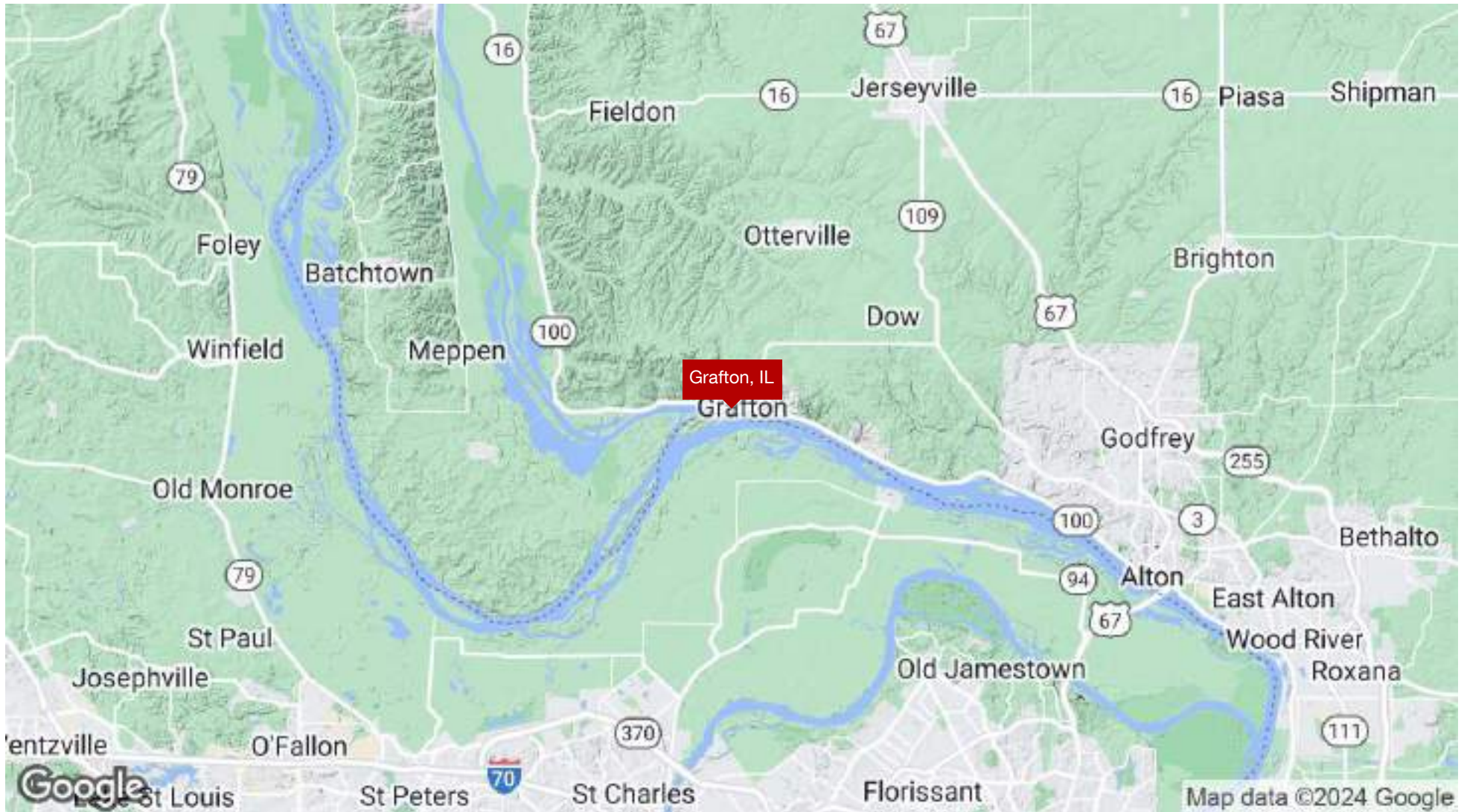
2

REGIONAL MAP

AERIAL MAP

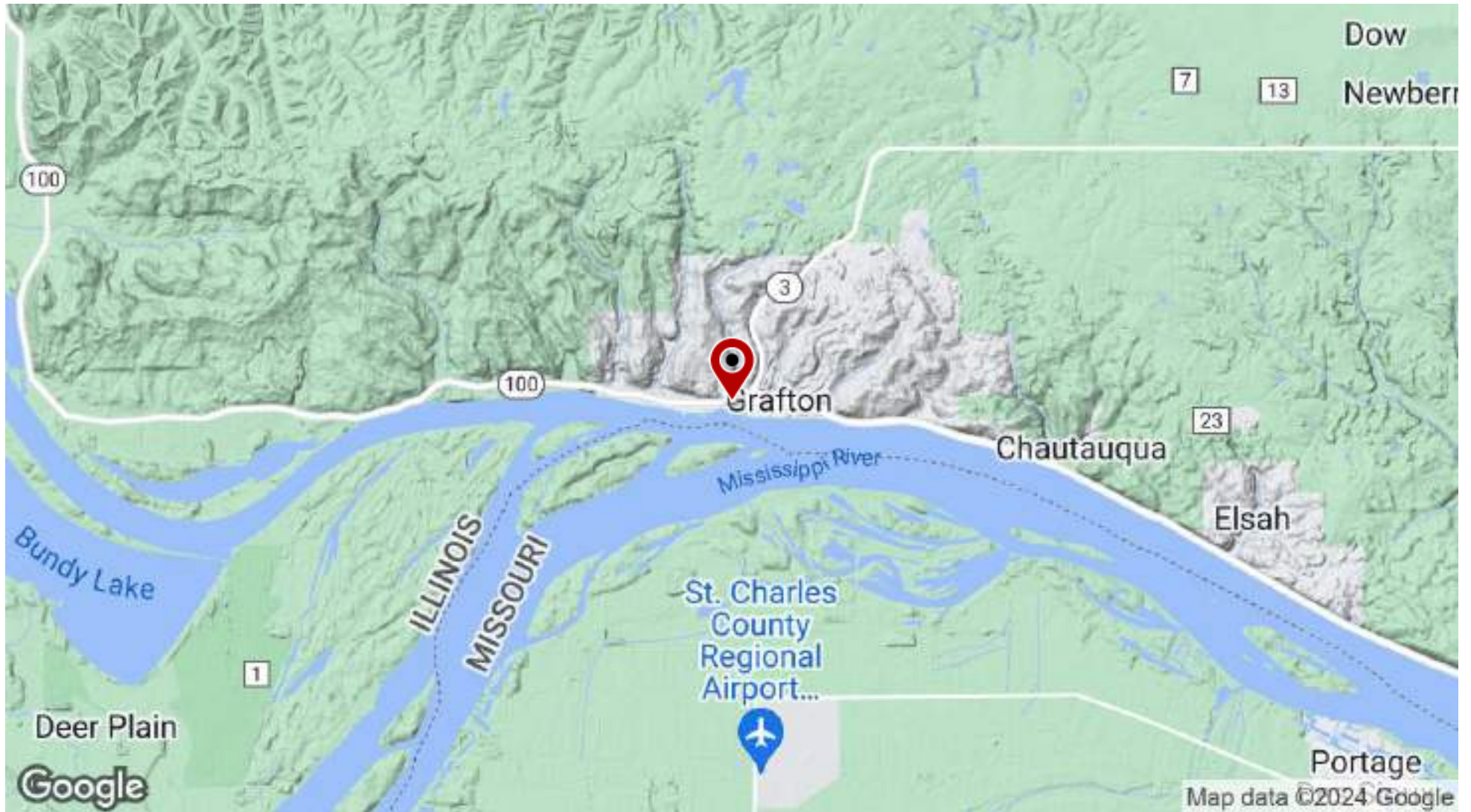
LOCATION MAP

Regional Map



Jennifer Stein

Aerial Map



Jennifer Stein

Location Map



Jennifer Stein

GRAFTON HARBOR

DEMOGRAPHICS

3

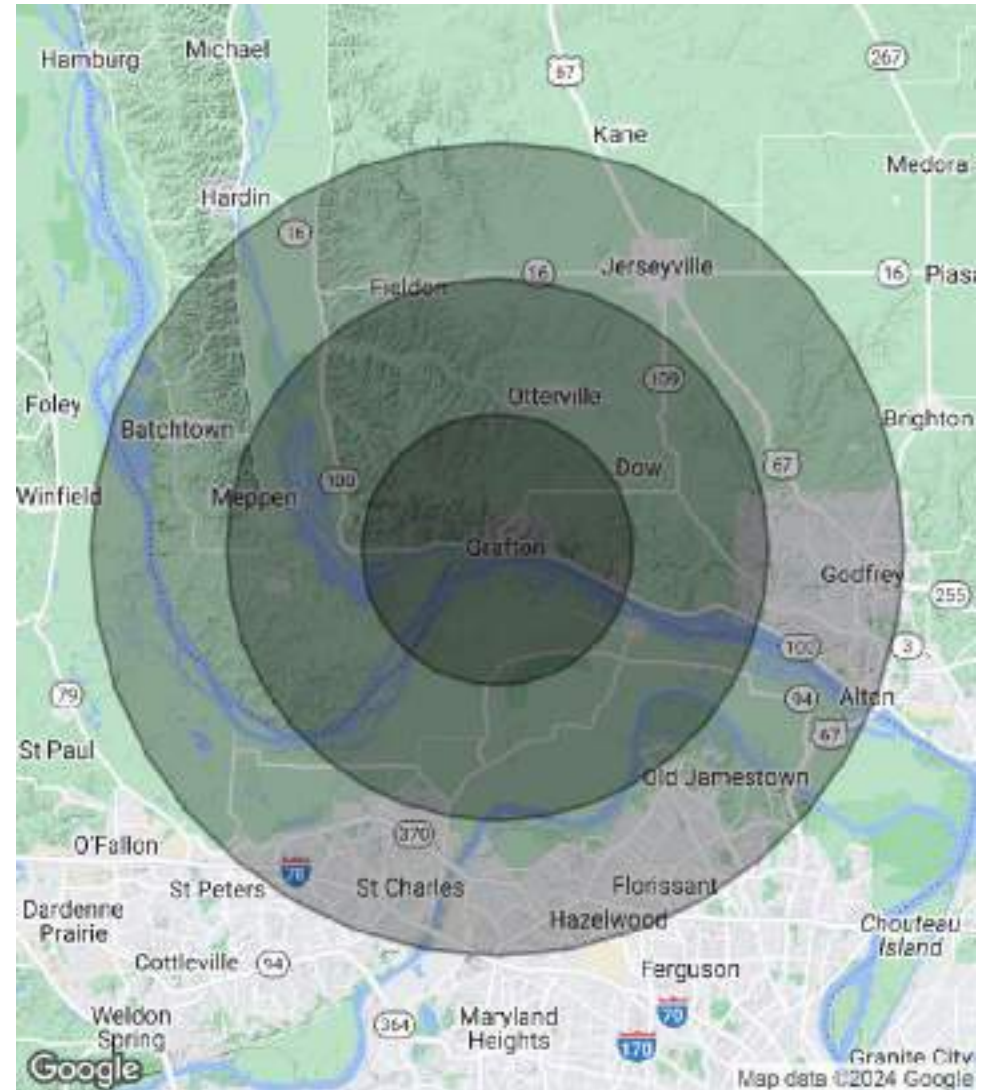
DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|----------------------|---------|----------|----------|
| Total Population | 2,494 | 11,149 | 231,088 |
| Average Age | 45 | 43 | 42 |
| Average Age (Male) | 45 | 43 | 40 |
| Average Age (Female) | 46 | 44 | 43 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,064 | 4,494 | 95,302 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$109,843 | \$110,888 | \$91,715 |
| Average House Value | \$270,692 | \$288,159 | \$218,548 |

Demographics data derived from AlphaMap



Jennifer Stein