



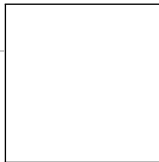
RIVERTOWNE MARINA & TUCKER'S LANDING

CINCINNATI, OH



STRICTLY CONFIDENTIAL INFORMATION PACKAGE

*Rivertowne Marina
&
Tucker's Landing RV Park*



CONFIDENTIALITY & DISCLAIMER

CINCINNATI, OH

All information received or derived from JDS Real Estate Services, Inc. and/or Keller Williams Realty Services, its officers or agents

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 KW JDS RE Services, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. KW Commercial 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. JDS RE Services nor KWRS makes any warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. JDS RE Services nor KWRS serves 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 JDS RE Services or KWRS in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

**Rivertowne Marina
&
Tucker's Landing RV Park**

Listing Broker
Stan Stein
Jennifer Stein Real Estate
Services, Inc.
OH Lic. No. 000151919
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

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.

RIVERTOWNE MARINA 2

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

52-ACRE MARINA & RV PARK ON THE OHIO RIVER

4 STORAGE BUILDINGS BOATS ON RACKS & TRAILERS

OUTSTANDING DOCKAGE OPEN AND UNDER COVER

WELL MAINTAINED EQUIPMENT

RAMP/BATH-HOUSE/WASHDOWN STATIONS

INCLUDED ON PROPERTY - RV PARK

TUCKER'S LANDING LAYOUT

FULL AMENITIES AND METICULOUS GROUNDS

VISTAS AND PLENTY OF ROOM

PROPERTY LAYOUT AND DETAILS



OFFERING SUMMARY

| | |
|-----------------------|------------------------|
| SALE PRICE: | \$18,000,000.00 |
| LOT SIZE: | approx. 52 Acres |
| BUILDING SIZE: | approx. 94,000 SF |
| ZONING: | CG-A |

PROPERTY LAYOUT ABOVE

Property boundaries outlined above are approximate and must be determined with precision and a Buyer's survey. This facility is comprised of a massive marina and outstanding RV park.

MASSIVE STORAGE CAPACITY - OVER 800 STORAGE SLIPS, SPACES, RACKS ON SITE



MASSIVE MARINA AND BOAT STORAGE FACILITY



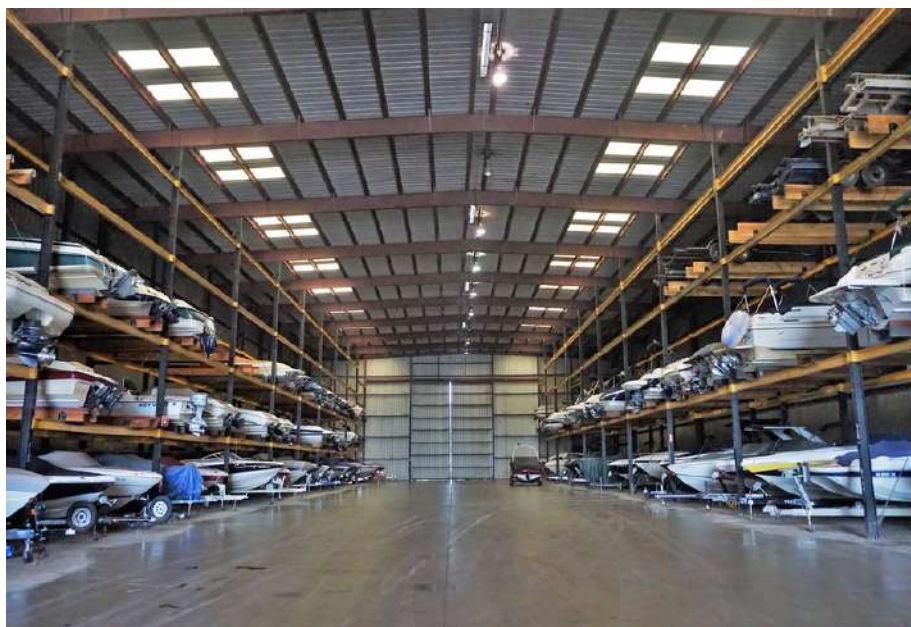
OVERVIEW

- Largest Dry Storage Marina in Cincinnati
- Well-run by owners who care
- Extraordinary customer base of loyal boating enthusiasts
- Huge "On-The-Hard" and Wet Slip storage
- 44 Covered slips in the water (sold out - waiting list)
- 240 Indoor racks capacity
- 168 Indoor winter on-trailer storage 2 buildings (sold out)
- 72 Covered "carport" boat sheds on trailers (sold out)
- 76 Outdoor "valet lot" (sold out)
- 150 Outdoor "valet" on the Hill
- 80 Open wet slips capacity
- 3,000 gallon fuel tank (gasoline) for storage customers
- Transferrable Liquor License for pre-packaged beer and wine
- Convenient customer parking near vessels and docks
- Floating docks with tall pilings to accommodate rising water
- Dockage for vessels up to approx. 60 feet
- Fee-owned water basin with spacious ingress and egress
- Storage structures in excellent condition
- Well-maintained equipment and grounds
- Vibrant boating community
- No deferred maintenance beyond normal upkeep
- Well-trained employees
- Security cameras installed
- Family-oriented events sponsored on-site

52-ACRE MARINA & RV PARK ON THE OHIO RIVER



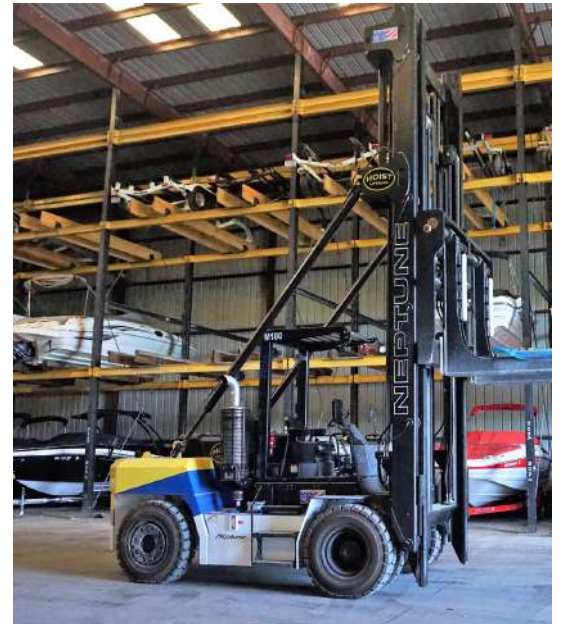
4 METAL SHEDS W / BOATS ON RACKS & TRAILERS



OUTSTANDING DOCKAGE OPEN AND UNDER COVER



WELL-MAINTAINED EQUIPMENT



RAMP/BATH-HOUSE/WASHDOWN STATIONS



INCLUDED ON PROPERTY - RV PARK



OVERVIEW

- Located directly on the Ohio River with stunning views
- Utilizes industry's most powerful RV park reservation software
- 83 new full concrete slabs with concrete patios at each site
- Most sites will handle 45' motorhomes
- Magnificent Fire Pits - paved seating areas overlooking Ohio River
- Convenient Bath-House with individual showers
- Laundry room with washers and dryers
- Coded gated entrance to the facility
- Each site has 50-amps of power, water, picnic table
- Pump-out on the property
- Robust customer synergies with the boat owner crowd
- Launch ramp for vessels and kayaks



TUCKER'S LANDING LAYOUT



FULL AMENITIES AND METICULOUS GROUNDS



FABULOUS VISTAS AND OPEN SPACE



RIVERTOWNE MARINA 2

LOCATION INFORMATION

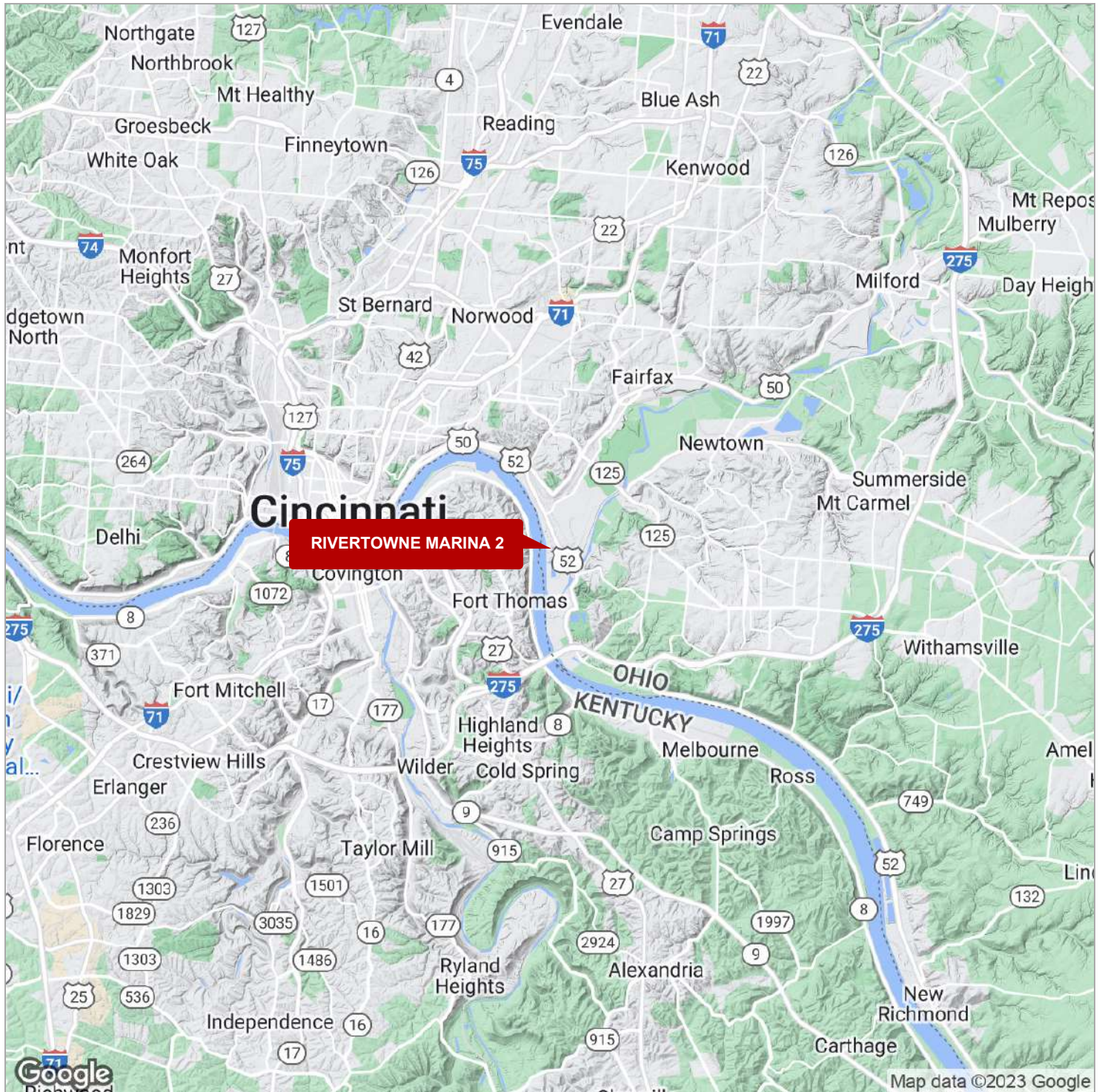
2

REGIONAL MAP

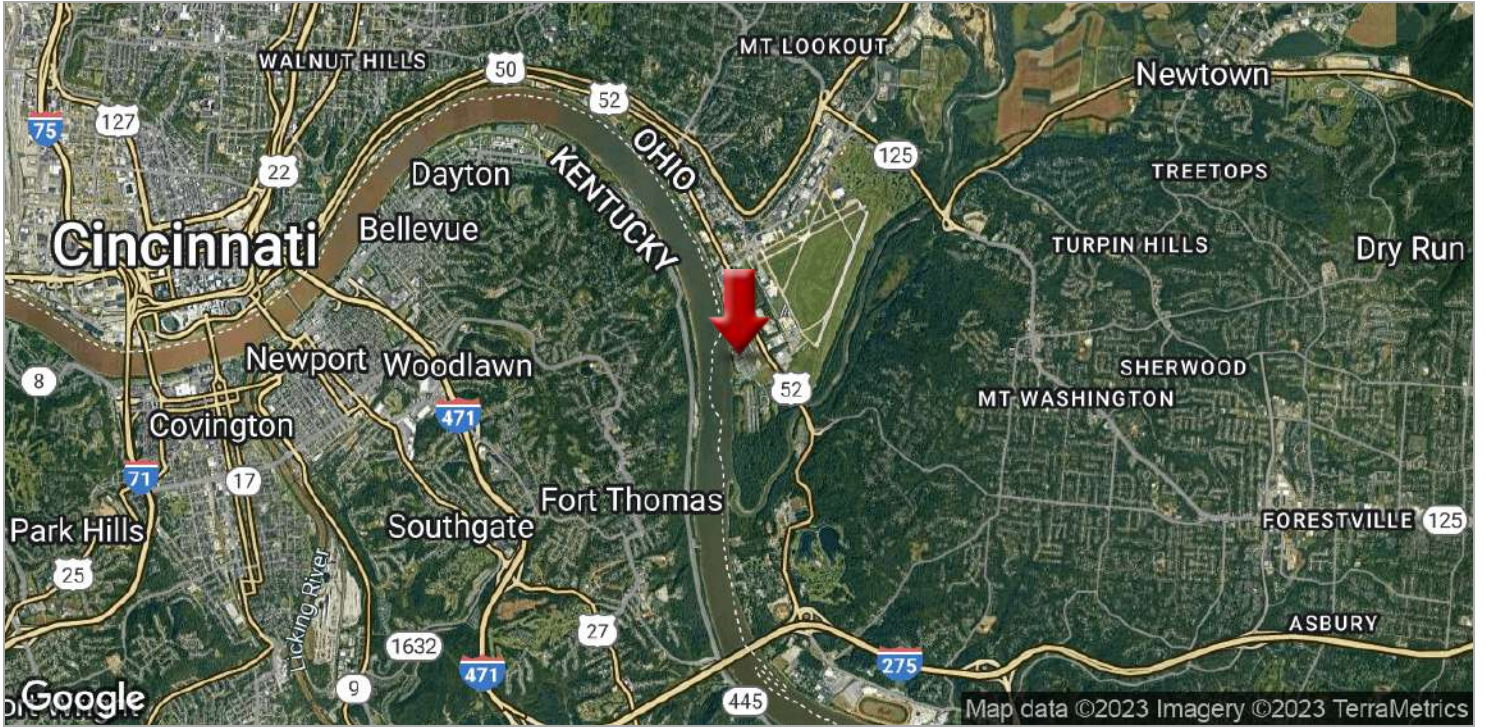
LOCATION MAPS

AERIAL MAP

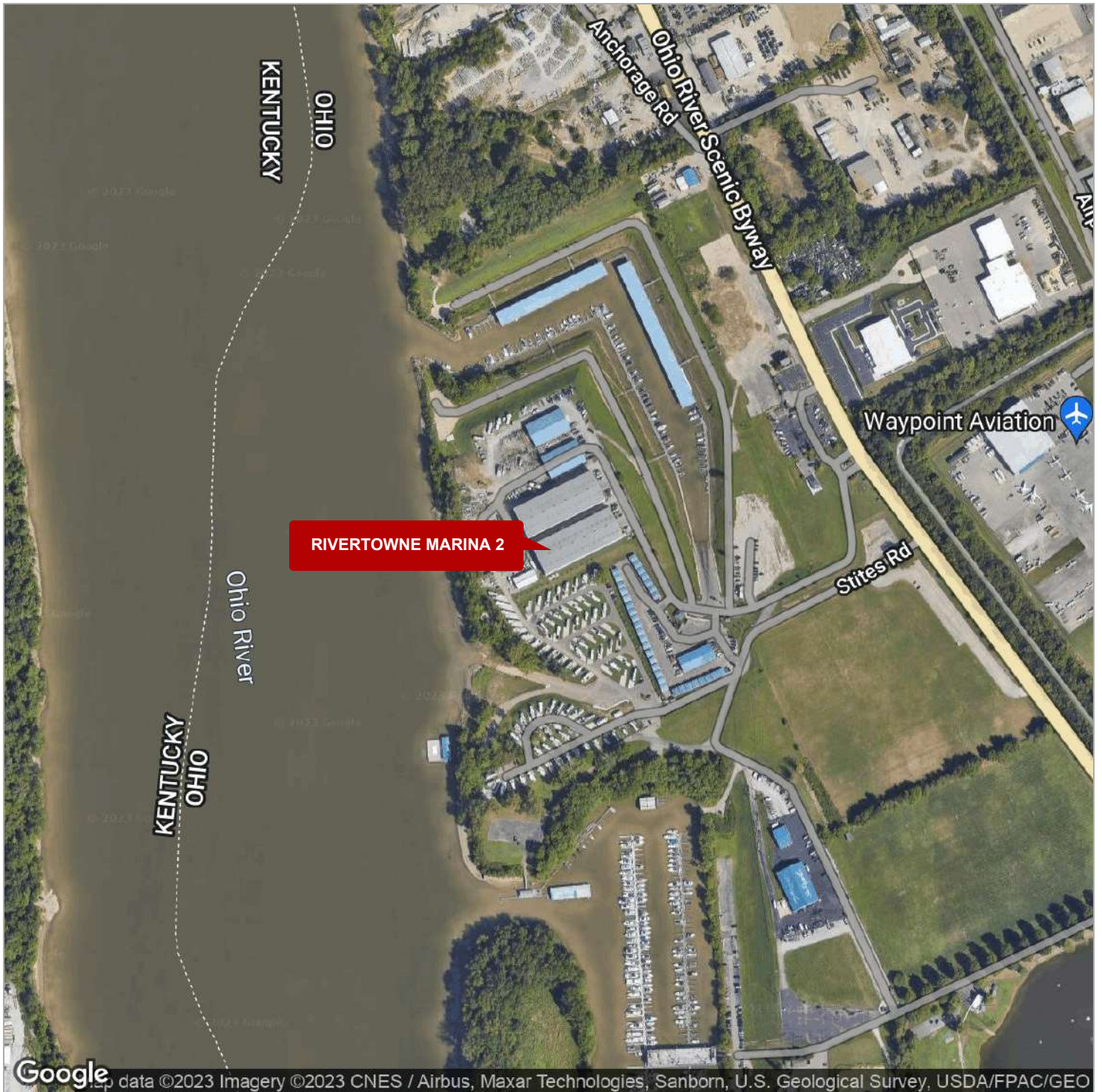
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



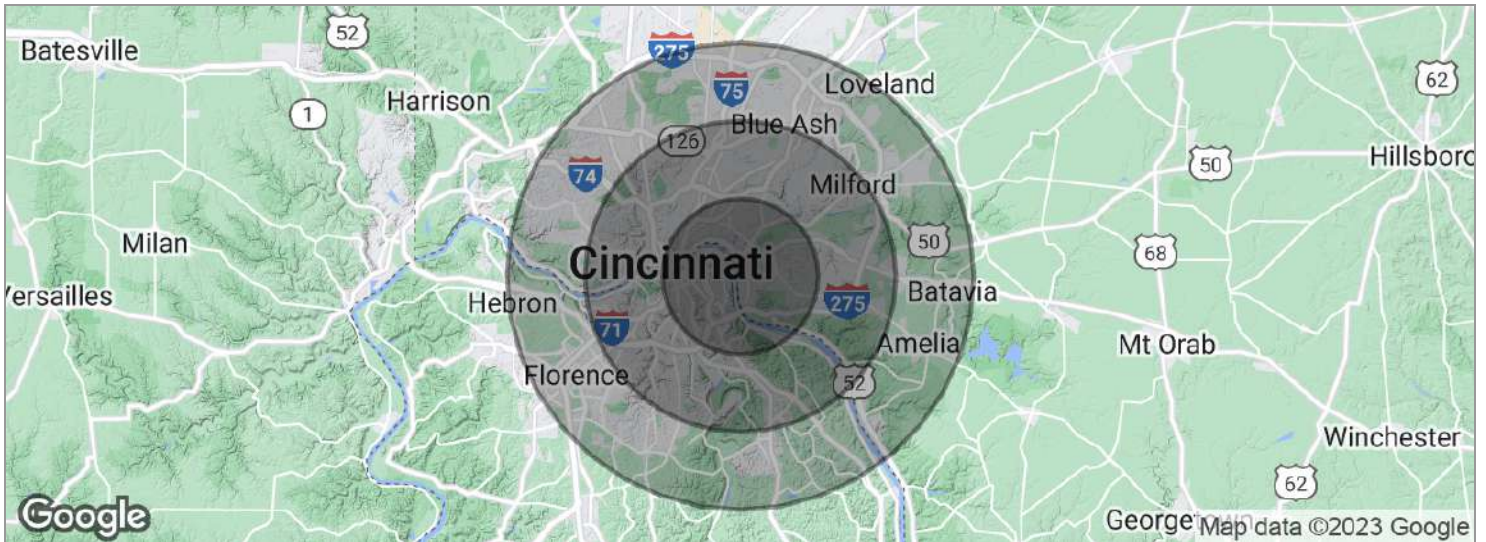
RIVERTOWNE MARINA 2

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



| POPULATION | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------|----------------|-----------------|-----------------|
| Total population | 221,822 | 688,315 | 1,189,743 |
| Median age | 37.5 | 37.9 | 38.7 |
| Median age (male) | 36.7 | 36.7 | 37.3 |
| Median age (Female) | 38.5 | 39.3 | 40.1 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 15 MILES |
| Total households | 112,978 | 330,753 | 537,430 |
| # of persons per HH | 2.0 | 2.1 | 2.2 |
| Average HH income | \$85,921 | \$75,346 | \$79,035 |
| Average house value | \$224,599 | \$187,892 | \$184,498 |
| ETHNICITY (%) | 5 MILES | 10 MILES | 15 MILES |
| Hispanic | 3.2% | 3.5% | 3.5% |
| RACE (%) | 5 MILES | 10 MILES | 15 MILES |
| White | 79.5% | 72.1% | 74.6% |
| Black | 13.4% | 21.0% | 18.2% |
| Asian | 1.9% | 2.0% | 2.4% |
| Hawaiian | 0.1% | 0.1% | 0.1% |
| American Indian | 0.1% | 0.1% | 0.1% |
| Other | 1.1% | 1.1% | 1.2% |

* Demographic data derived from 2020 ACS - US Census