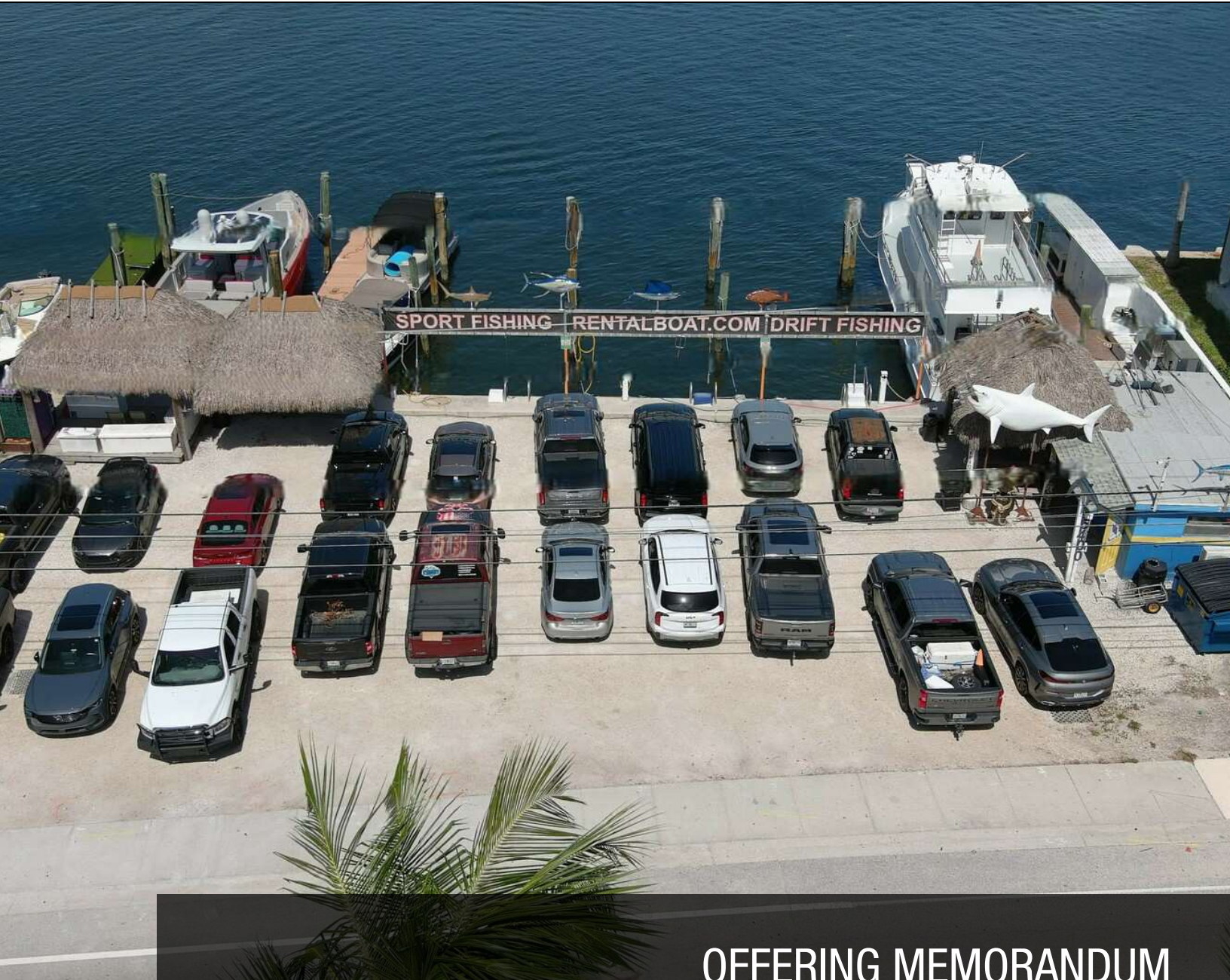


HOLLYWOOD MARINA

HOLLYWOOD, FL



OFFERING MEMORANDUM

PRESENTED BY:

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Boca Raton, FL 33431

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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 Rick Roughen - KW - National Marina Sales in compliance with all applicable fair housing and equal opportunity laws.



HOLLYWOD MARINA

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROFESSIONAL CHARTER FLEET

M/V LADY PAMELA

M/V LOIS ANN

M/V LADY PAMELA II

RENTAL BOATS INCLUDED

DOCKSIDE AMENITIES

APPROXIMATE PROPERTY BOUNDARY

SURVEY

ADDITIONAL ADJACENT PARCEL AVAIL AT \$2.995 MM

REGIONAL MAP

LOCATION MAP

AERIAL MAP

PROPERTY SUMMARY

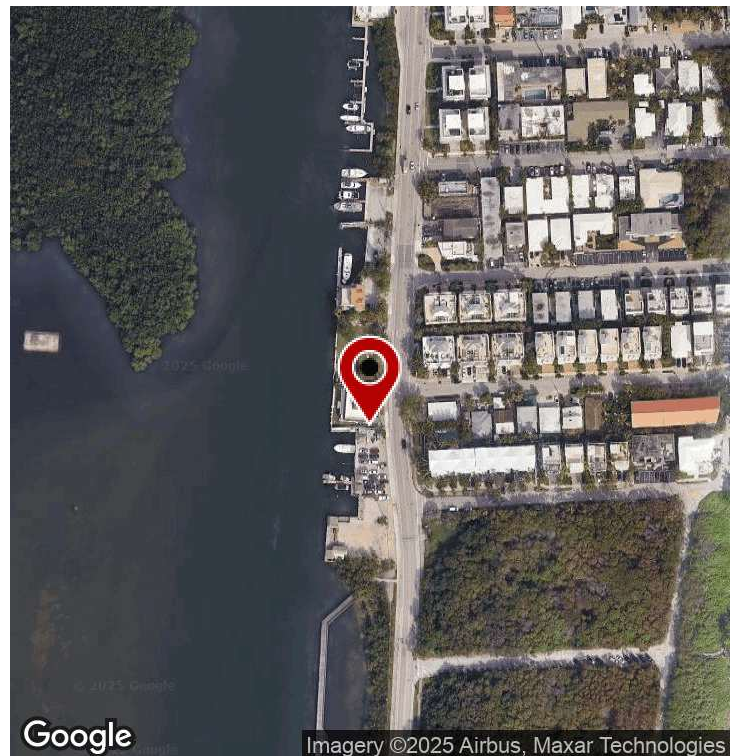


PROPERTY DESCRIPTION

Lady Pamela Marina is located in Hollywood Florida, just south of the City of Fort Lauderdale and only minutes from Port Everglades (a major cruiseline and deep-water inlet). The facility lies on the western bank of Hollywood Beach, and on the eastern side of the Intracoastal waterway. An impressive fleet of very successful charter boats line the docks and provide legendary fishing excursions into Florida's Gulf Stream waters. Staff maintains the front desk, while licensed and experienced captains run the boats. Tiki huts provide shaded areas for customers prior to and after trips where stories and photos are exchanged, and while captains file the catch.

PROPERTY HIGHLIGHTS

- Located in the Yachting Capital of the World, with no height restrictions (bridge goes up), and only 3 miles north to the nearest deep water inlet, there is plenty of draft at the bulkhead. With full service shipyards in immediate proximity, and ownership in fee on the land with riparian rights in the water, there is excellent protection from storms, ample parking for customers, and only a five-minute walk directly east to the beach with local restaurants abounding. Fort Lauderdale International Airport only 10 minutes by car, the Bahamas are a short 55 mile run due east, and Miami only 25 miles directly to the South. There is an option to purchase an additional parcel which shares the southern property line with this property and that would extend the waterfront to a total of at least 150 feet. Perfect for a very large yacht to lay up alongside and have a private location to store their goods, maintain the vessel and more.
- This highly unique business / personal use property is rare indeed, and available for its next owner to use as they see fit. With at least 110' of bulkhead running north and south on the west side of the property, options including the continuation of what is taking place there now, or a complete re-purposing of the facility.



PROFESSIONAL CHARTER FLEET



M/V LADY PAMELA



M/V LOIS ANN



M/V LADY PAMELA II



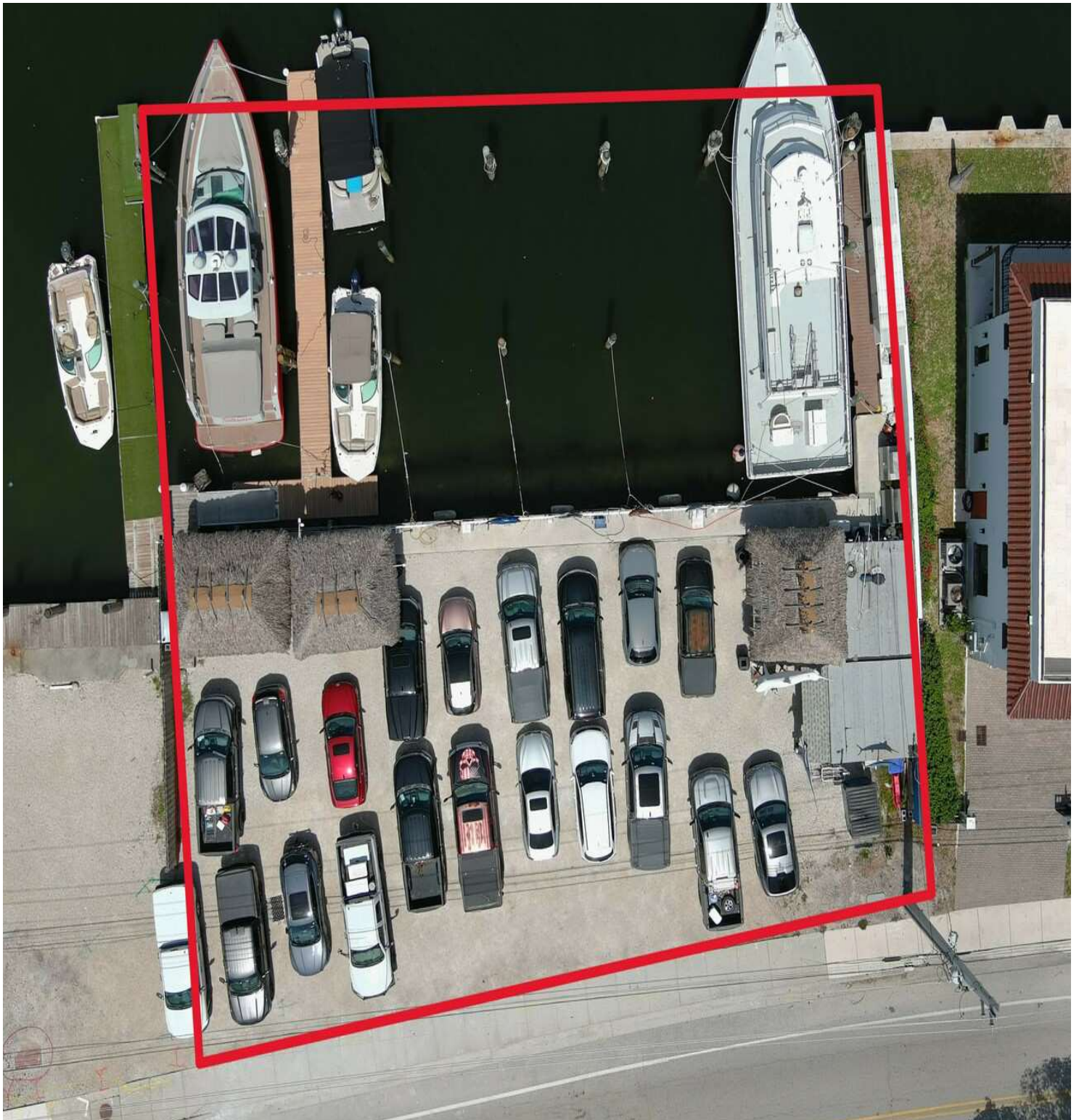
RENTAL BOATS INCLUDED



DOCKSIDE



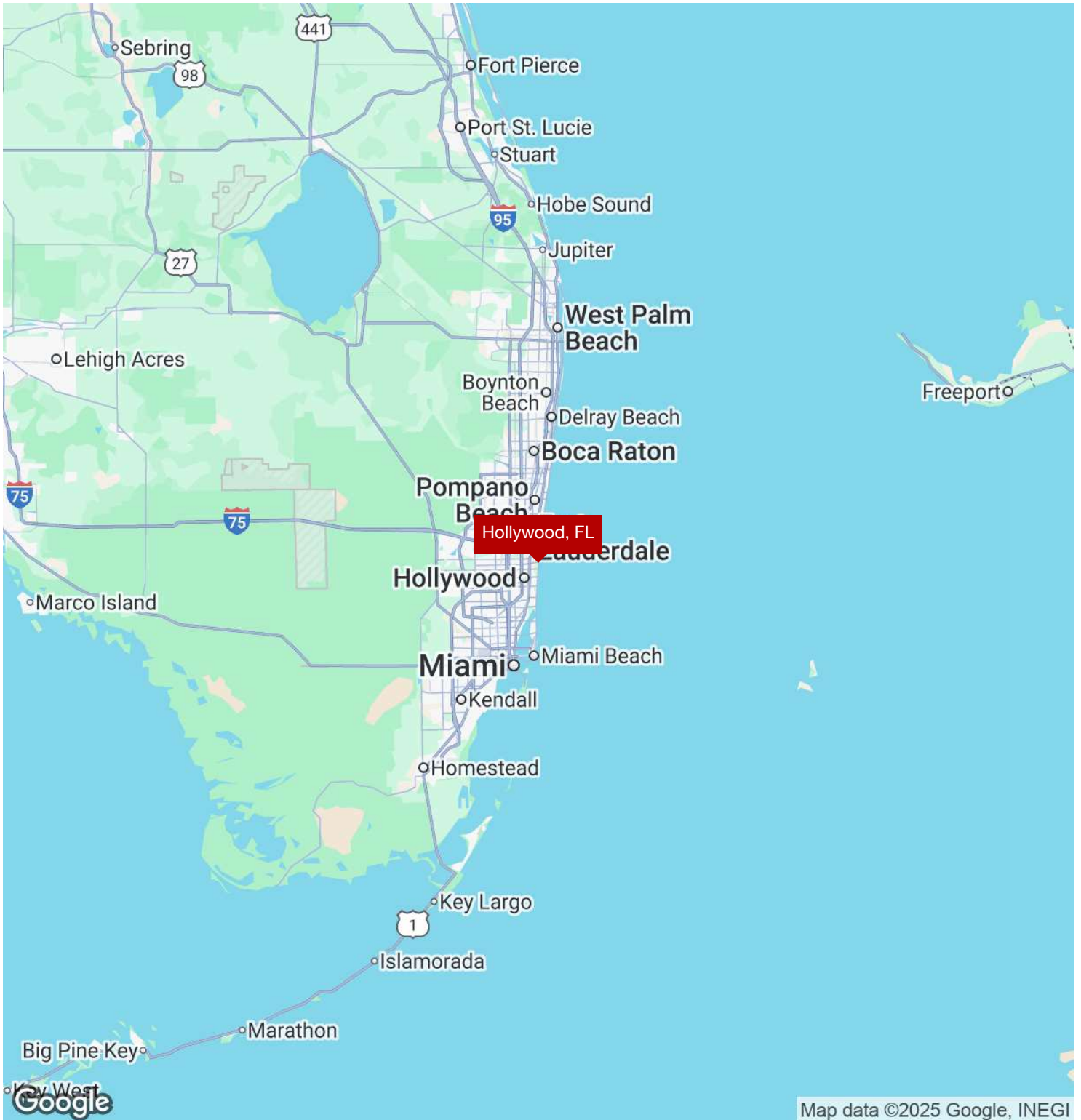
APPROXIMATE PROPERTY BOUNDARY



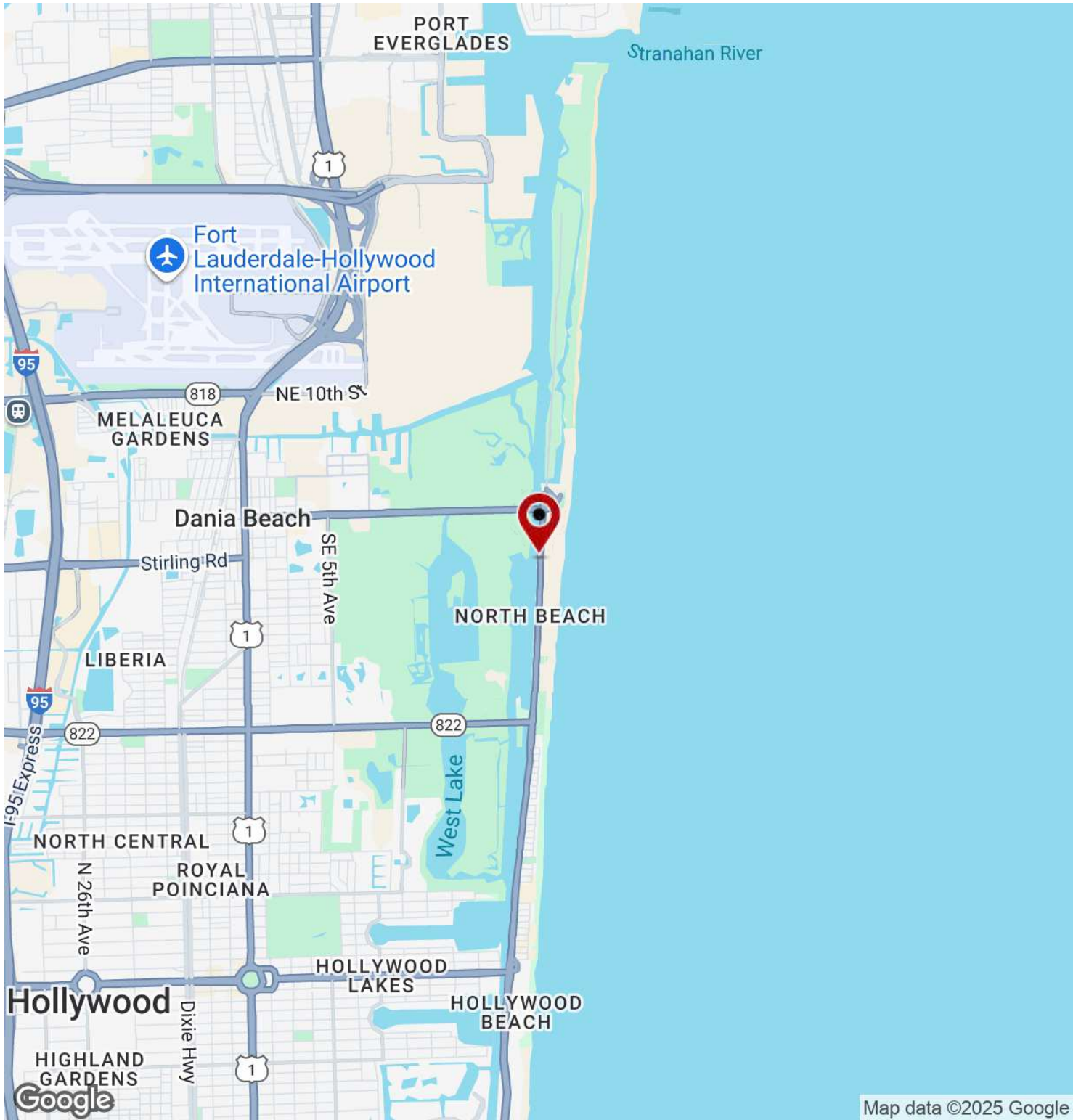
ADDITIONAL ADJACENT PARCEL AVAIL AT \$2.995 MM



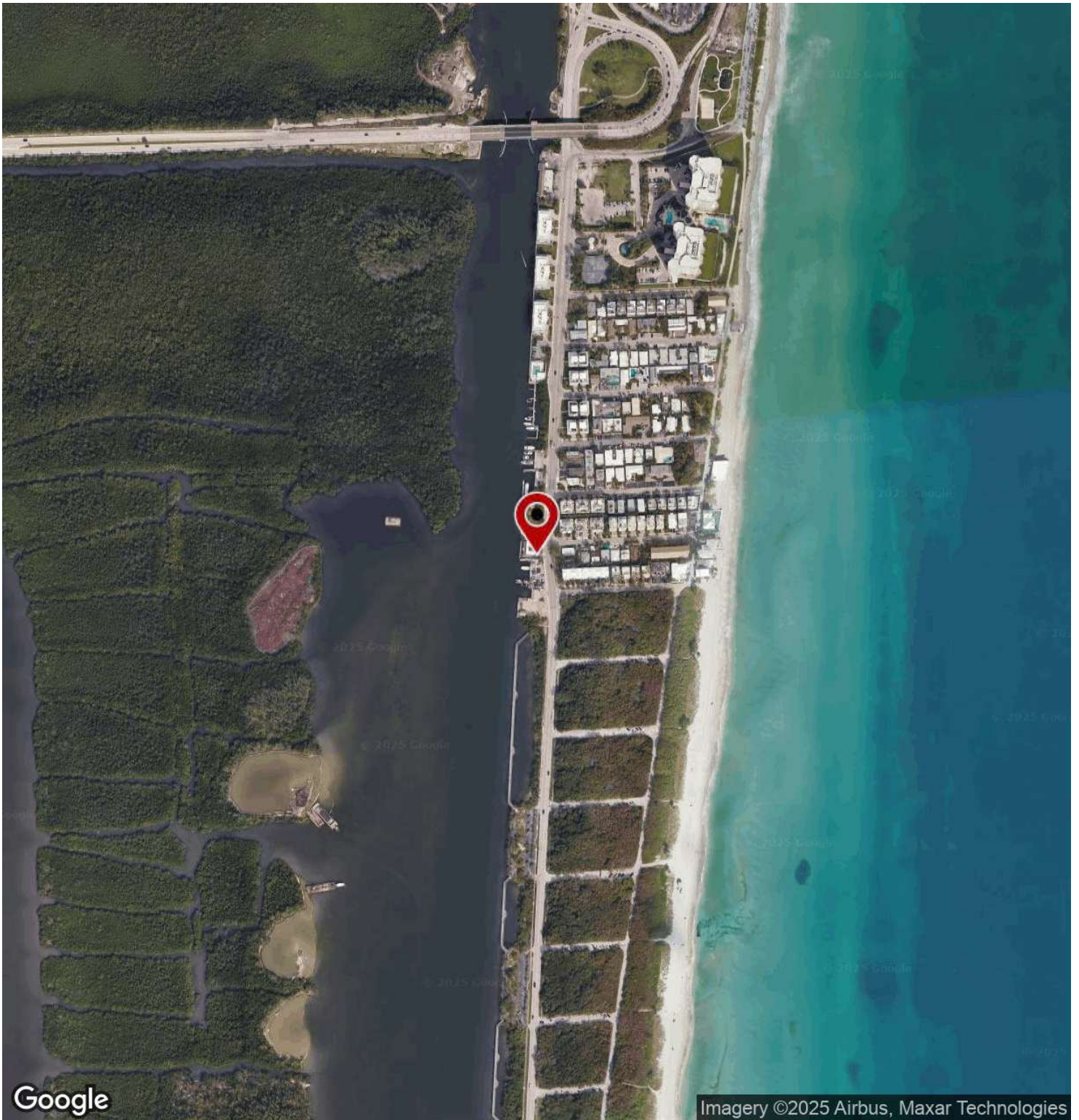
REGIONAL MAP



LOCATION MAP



AERIAL MAP



Google

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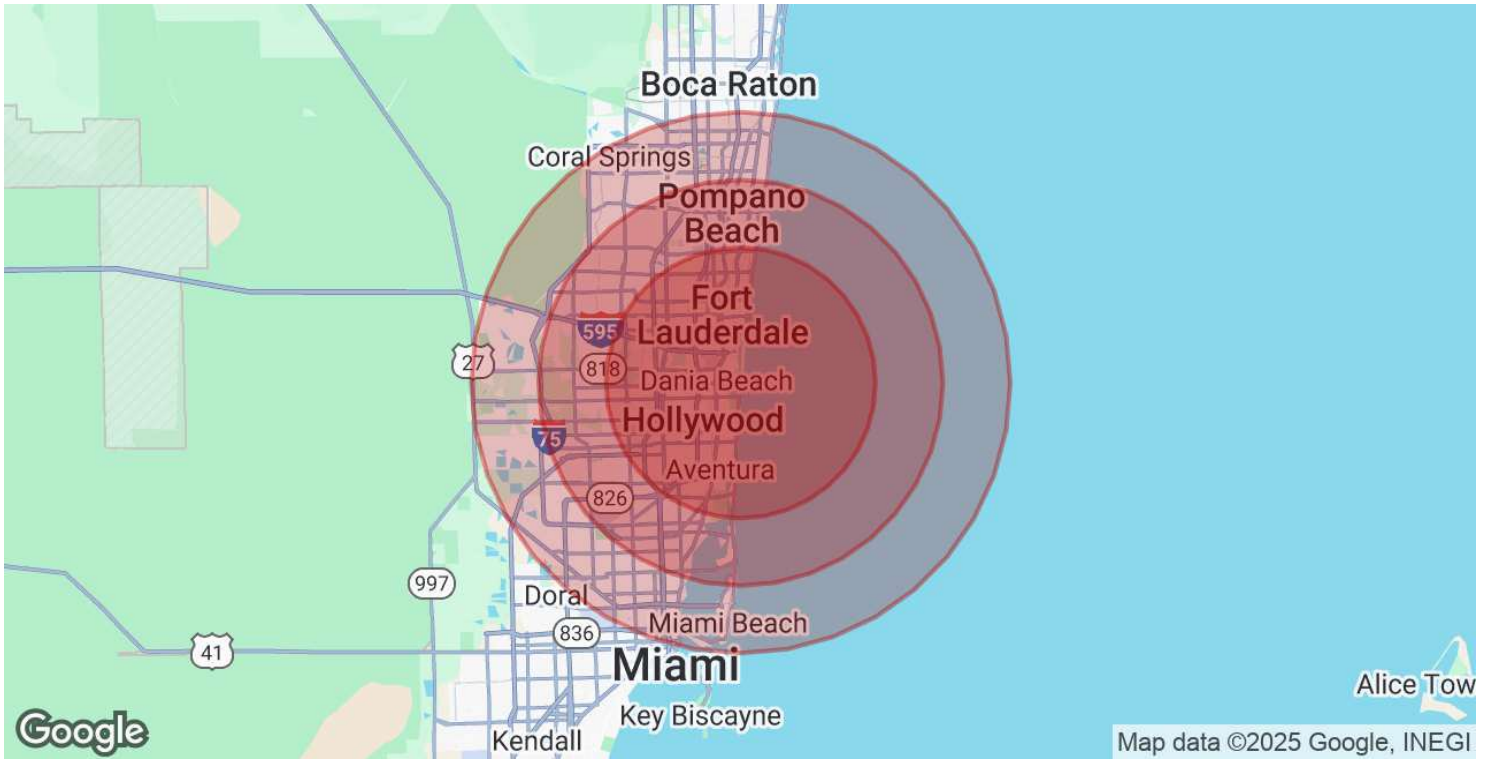
HOLLYWOD MARINA

DEMOGRAPHICS

2

DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	10 MILES	15 MILES	20 MILES
Total Population	926,573	2,004,830	3,089,279
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	10 MILES	15 MILES	20 MILES
Total Households	372,645	783,615	1,179,374
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$96,155	\$93,904	\$96,561
Average House Value	\$468,611	\$452,010	\$463,427

Demographics data derived from AlphaMap

