

MARINA + MULTIFAMILY DEVELOPMENT OPPORTUNITY

MEARS POINT MARINA

KENT ISLAND, MARYLAND



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INTERNATIONAL

PROPERTY KEY:

1. Marina Office Complex
Mears Point Marina, Mears Point Yacht Sales,
Island Athletic Club, Seven Seas Marine, Kent
Narrows Yacht Club, Laundromat
2. Pool & pool bar
3. Party pavillion
4. Red Eye's Dock Bar & Ship's Store
5. Annie's Paramount Steak & Seafood House
6. C&C Charters
7. 50-ton travel lift
8. Boat storage yard
9. North bath house
10. Custom Canvas Coverings
11. South entrance
12. Main entrance
13. Fuel Dock



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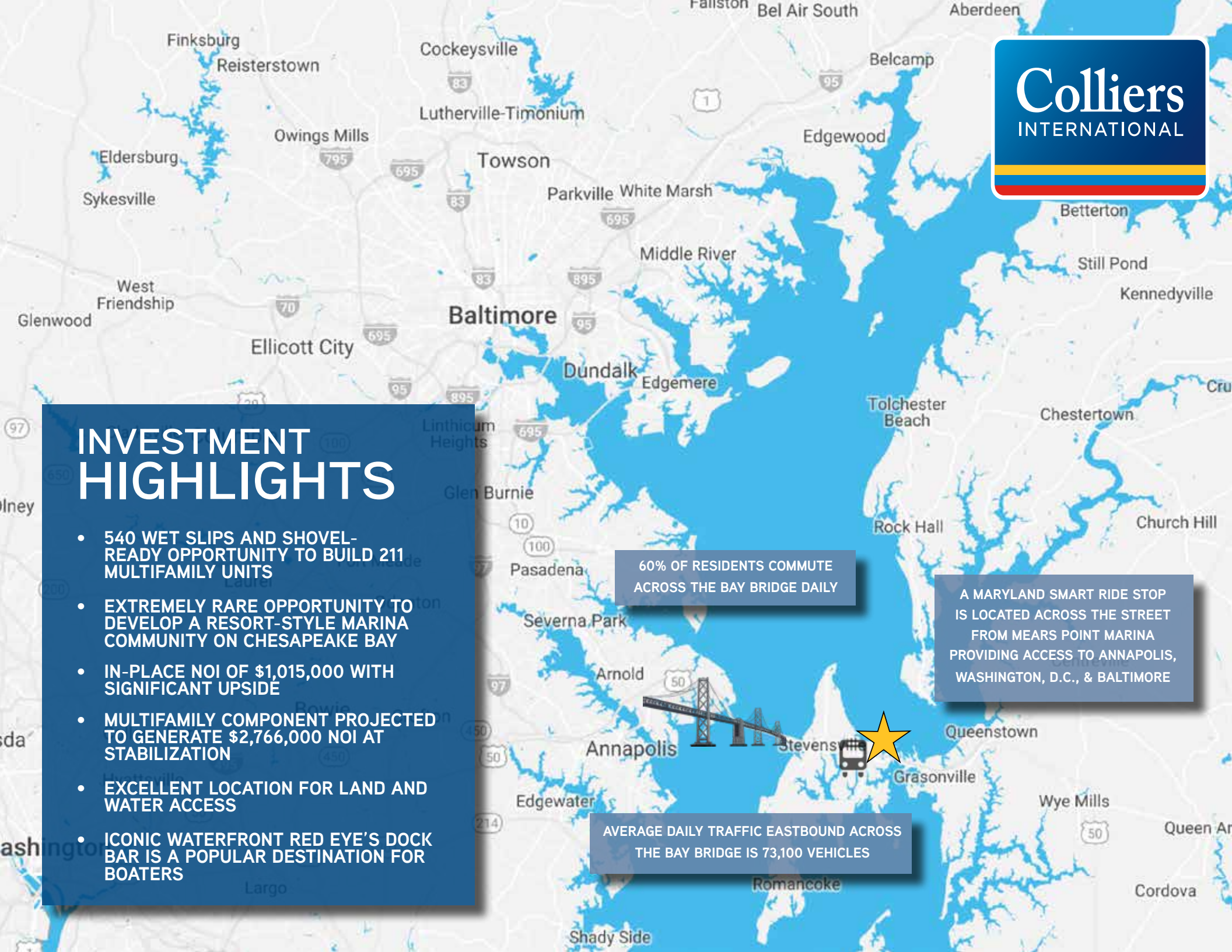
INVESTMENT HIGHLIGHTS

- 540 WET SLIPS AND SHOVEL-READY OPPORTUNITY TO BUILD 211 MULTIFAMILY UNITS
- EXTREMELY RARE OPPORTUNITY TO DEVELOP A RESORT-STYLE MARINA COMMUNITY ON CHESAPEAKE BAY
- IN-PLACE NOI OF \$1,015,000 WITH SIGNIFICANT UPSIDE
- MULTIFAMILY COMPONENT PROJECTED TO GENERATE \$2,766,000 NOI AT STABILIZATION
- EXCELLENT LOCATION FOR LAND AND WATER ACCESS
- ICONIC WATERFRONT RED EYE'S DOCK BAR IS A POPULAR DESTINATION FOR BOATERS

60% OF RESIDENTS COMMUTE
ACROSS THE BAY BRIDGE DAILY

A MARYLAND SMART RIDE STOP
IS LOCATED ACROSS THE STREET
FROM MEARS POINT MARINA
PROVIDING ACCESS TO ANNAPOLIS,
WASHINGTON, D.C., & BALTIMORE

AVERAGE DAILY TRAFFIC EASTBOUND ACROSS
THE BAY BRIDGE IS 73,100 VEHICLES



MULTIFAMILY DEVELOPMENT OPPORTUNITY:

- FOUR PADS TOTALING 211 MULTIFAMILY UNITS
- NEW COMMUNITY AMENITIES
- MARINA REMAINS IN PLACE CREATING UNIQUE WATERFRONT COMMUNITY
- ANNIE'S DEMOLISHED WITH APPROVAL TO BUILD A 15,000 SF WATERFRONT BUILDING TO REPLACE IT
- SHIP'S STORE LOCATED IN RED EYE'S TO BE MOVED TO NEW RESTAURANT BUILDING
- ADD NEW AND RECONFIGURE PARKING

PROPOSED SITE FOR RESTAURANT

PROPOSED FOUR STORY, 54 UNIT RENTAL APARTMENT BUILDING WITH PARKING BELOW

PROPOSED FOUR STORY, 53 UNIT RENTAL APARTMENT BUILDING WITH PARKING BELOW

PROPOSED FOUR STORY, 52 UNIT RENTAL APARTMENT BUILDING WITH PARKING BELOW

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