

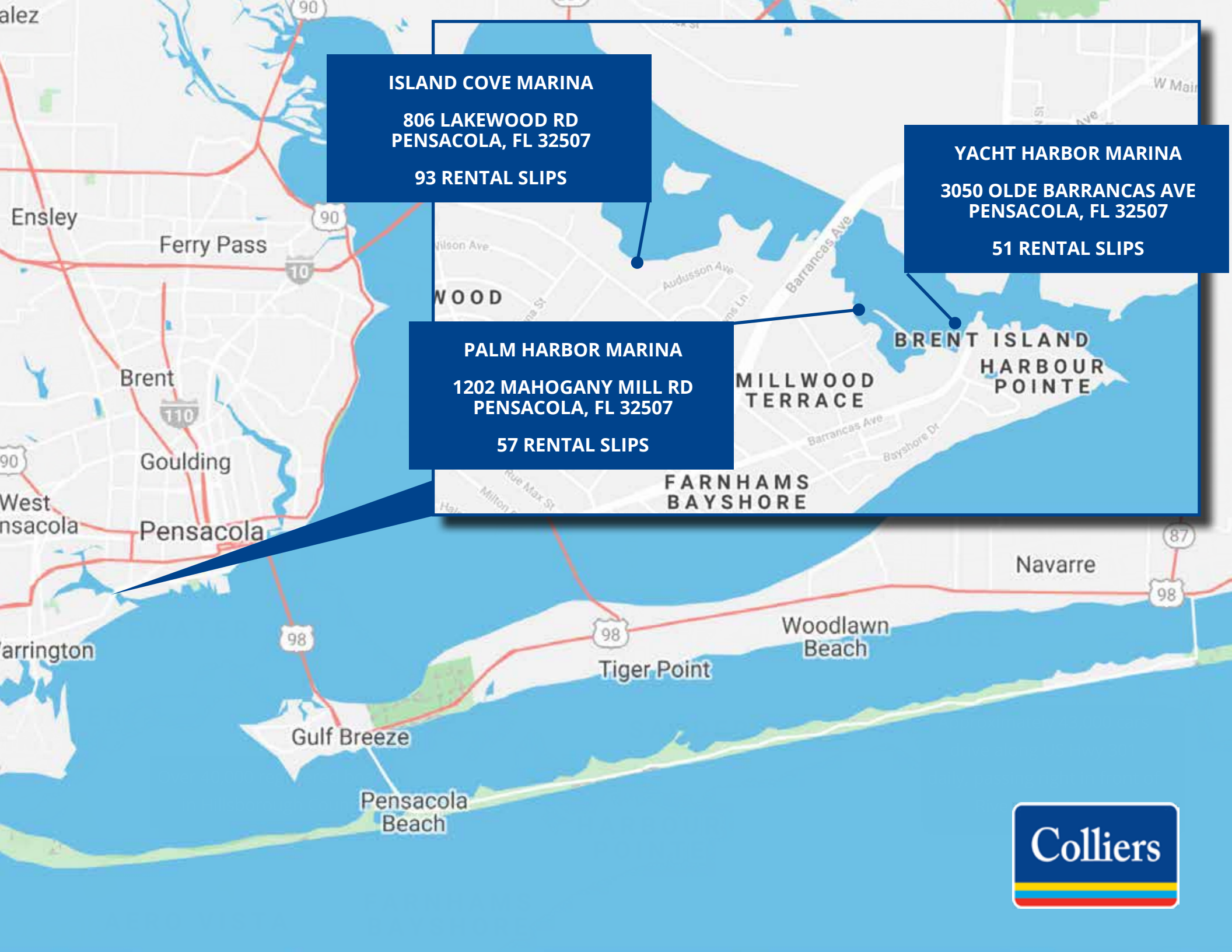


Colliers

Pensacola Marinas
*Island Cove
Palm Harbor
Yacht Harbor*

For Sale: *Unpriced*

Island Cove Marina



ISLAND COVE MARINA

**806 LAKEWOOD RD
PENSACOLA, FL 32507**

93 RENTAL SLIPS

YACHT HARBOR MARINA

**3050 OLDE BARRANCAS AVE
PENSACOLA, FL 32507**

51 RENTAL SLIPS

PALM HARBOR MARINA

**1202 MAHOGANY MILL RD
PENSACOLA, FL 32507**

57 RENTAL SLIPS

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Investment Highlights

- Great opportunity for either an investor or owner-operator to acquire a three-marina portfolio totaling 201 rental wet slips
- All three marinas are within one mile of each other and managed as a group
- 96% overall occupancy in market that is similarly occupied bodes well for future rate increases
- Simple operation with almost 100% of revenue from wet slip rental
- Several value-add opportunities exist to increase revenue and income significantly including expansion of wet slips at Island Cove Marina



Palm Harbor Marina



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Yacht Harbor Marina