

Ocean Beach Marine Centers

Lavallette

Lanoka Harbor

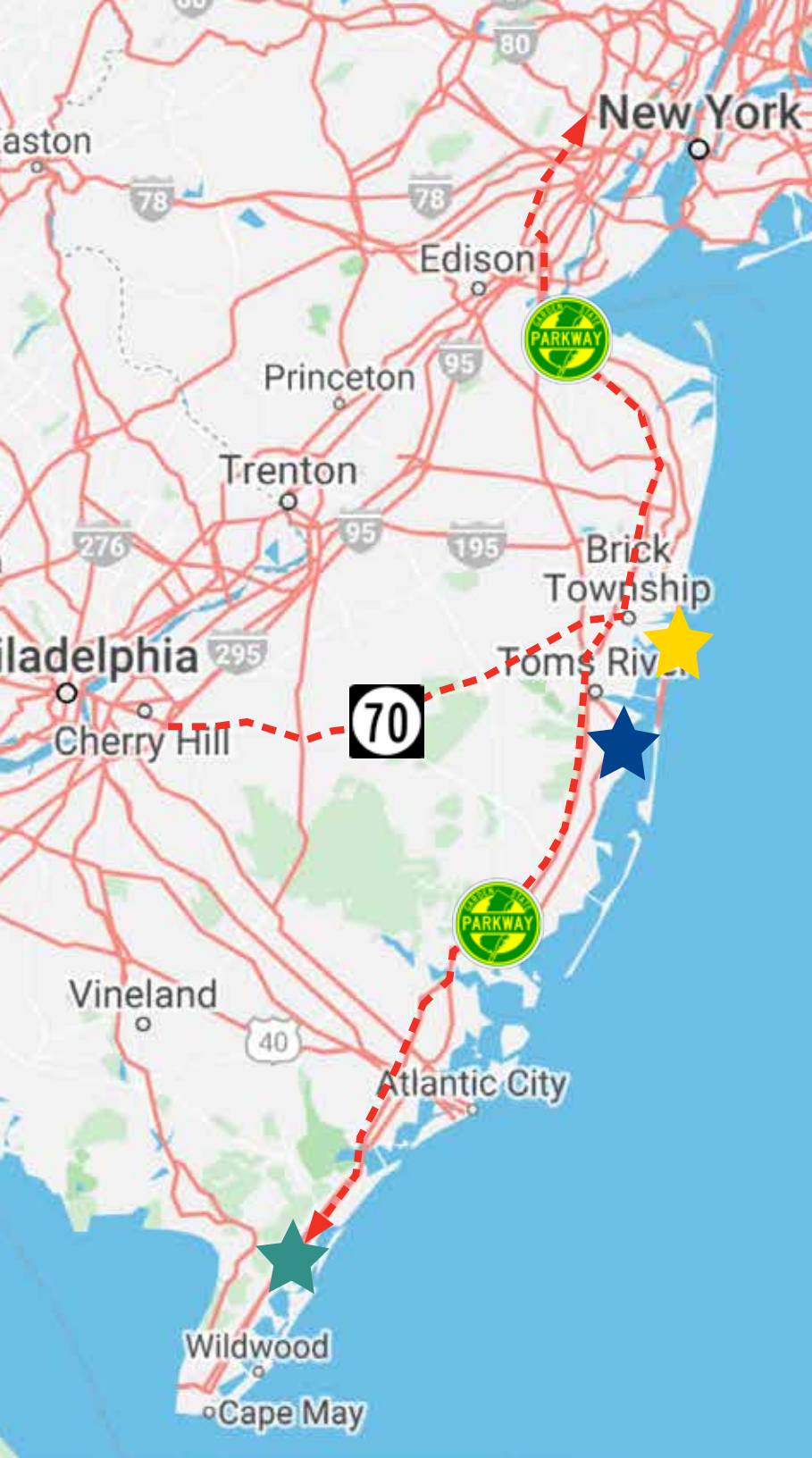
Minmar Marine

Colliers

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Ocean Beach Marine Center locations are strategically located within popular boating and vacation destinations along New Jersey's coast.

The Lavallette and Lanoka locations serve the popular second home/vacation island of Lavallette, mainland Tom's River and the surrounding Barnegat Bay. The popularity of the region's barrier islands serve as popular summer destinations for New York City and Philadelphia metro area residents. Furthermore, the Barnegat Bay ("The Bay") is popular among many recreational boaters due to the boating access is provides within the region. The Bay provides access to both the Barnegat and Manasquan Inlets and boasts several boatable parks and dining options on the several barrier islands on the shores of The Bay. As such, the area is a boating hub home to many boat sales operations and boating service industries within the state of New Jersey.

The Minmar location serves the barrier island of Sea Isle City and the surrounding second home/vacation destinations in Cape May County. Cape May county is widely considered one of the most desirable vacation destinations within the state of New Jersey. The area is widely known for it's incredible fishing, historic homes and boating access to both the back-water bays and the Atlantic Ocean. Due to this, serious boaters and fisherman will pass over other locations in the area to keep their boats in the Cape May area.

-  Lavallette Location
-  Lanoka Harbor
-  Minmar Marine

INVESTMENT HIGHLIGHTS

- Opportunity to acquire a profitable portfolio with scale along New Jersey's popular coastline
- Ease of access from several metropolitan areas
- Demand drivers that will allow the facilities to continue to increase occupancy in the years to come
- Over \$2 million in storage revenue in 2020 with storage for over 800 boats
- Several opportunities exist within the portfolio to increase revenue through rate increases and the addition of rental boat fleets





Channel Marker Cafe

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