

ASKING PRICE: MARKET BID

CONANICUT MARINA & BOATYARD

JAMESTOWN, RHODE ISLAND

Leisure Property Advisors

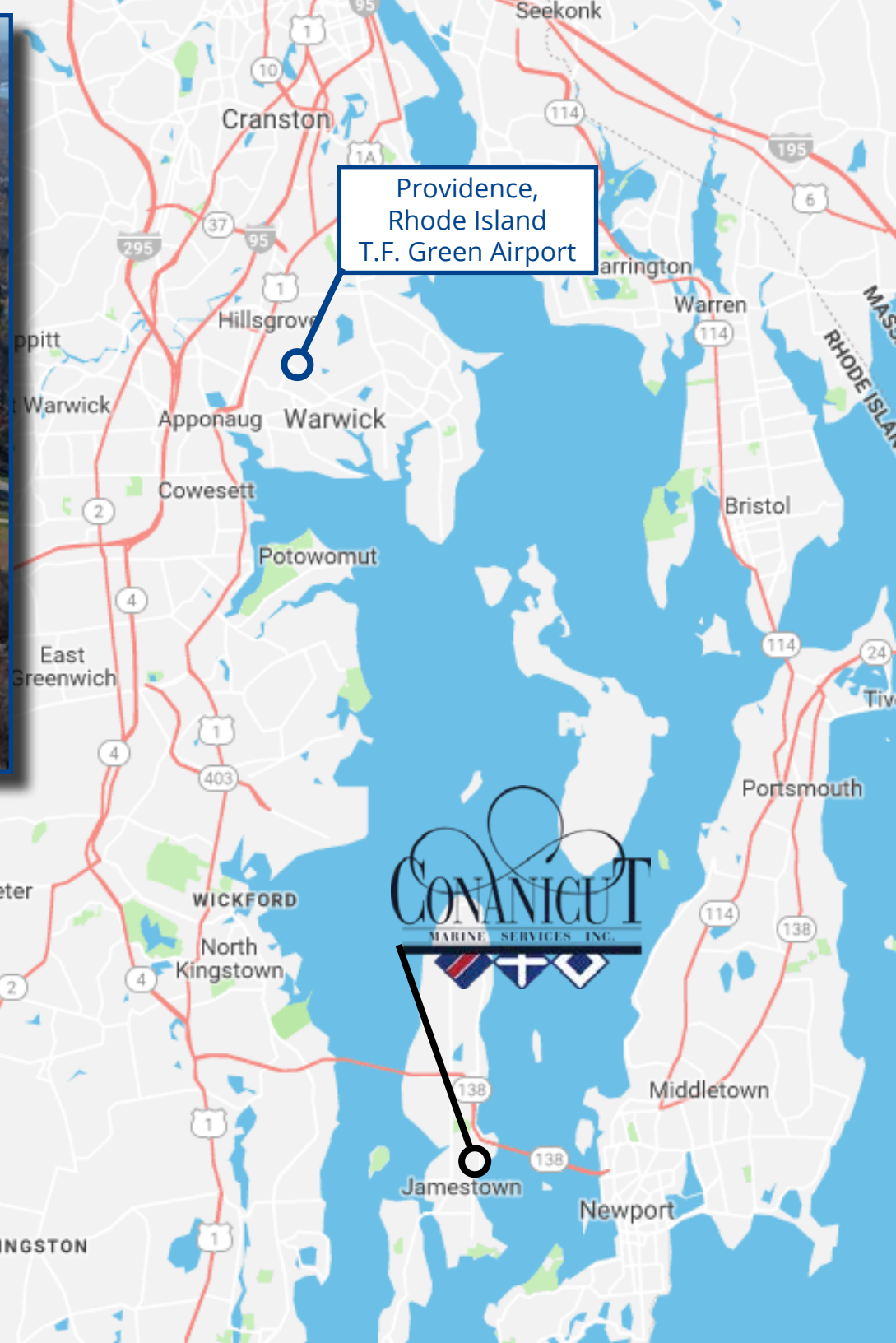


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CONANICUT MARINA
One East Ferry Wharf
Jamestown, RI 02835

TAYLOR POINT BOAT YARD
260 Conanicus Avenue
Jamestown, RI 02835



Providence,
Rhode Island
T.F. Green Airport





INVESTMENT HIGHLIGHTS

- Rare opportunity to acquire a marina and boatyard that has been owned by the same family for 47 years
- Highly desirable in-town Jamestown location popular with both seasonal and transient boaters. Easy passage to Block Island, Martha's Vineyard, and Nantucket. Passenger ferry to Newport across the Narragansett Bay.
- Marina has over 4,500 linear feet of dockage and 150 moorings. Slips consistently 100% occupied. Opportunity for new owner to increase mooring occupancy.
- Extreme barriers to entry with the few nearby marinas running at 100% occupancy. Conanicut is the only facility in Jamestown that offers wet slips in a meaningful way. The other three facilities are primarily mooring operations and have only limited dockage reducing their competitiveness.
- Proven in-place cash flow with upside in future rate increases, leasing moorings and adding a dock store.
- Eco-conscious boatyard that generates its own power and sells surplus to grid.

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