

ROLLY MARINE SERVICES, INC.

FORT LAUDERDALE, FL



OFFERING MEMORANDUM

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

PRESENTED BY:

RICK ROUGHEN
Broker Associate
O: 954.298.7703
rick@roughen.net

CONFIDENTIALITY & DISCLAIMER

FORT LAUDERDALE, FL

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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 KELLER WILLIAMS REALTY SERVICES in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
2424 N Federal Highway,
Suite 150
Boca Raton, FL 33431

RICK ROUGHEN
Broker Associate
O: 954.298.7703
rick@roughen.net

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



ROLLY MARINE SERVICES INC

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

"BIGGEST LITTLE SHIPYARD" IN THE BUSINESS

EXTRAORDINARY AND LOYAL CUSTOMER BASE

150-TON TRAVELIFT VERTICALLY EXTENDED

LIFT WELL AND SHOPS IN EXCELLENT CONDITION

9 COVERED SHEDS AND DOCKAGE WITH AMENITIES

EXPERIENCED CRAFTSMEN

STOCK ROOM / SHOPS

METAL FAB SHOP

ABUNDANT YARD EQUIPMENT AND HEAVY ELECTRIC

SHIPYARD OWNED & OPERATED FIRE DEPT ON SITE

PROPERTY SURVEY

PROPERTY SURVEY

PROPERTY SURVEY

REGIONAL MAP

LOCATION MAPS

AEDIAI MAD

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	INVITING SERIOUS OFFERS ONLY
SIZE:	6.9 ACRES
TRAVELIFT:	150 AMO, Upgraded To 200-TONS, Extra Tall From Factory
LOCATION:	South Bank of the New River, Ft. Lauderdale

OVERVIEW

Here lies one of the most capable and productive yards in all of South Florida. A genuine sense of urgency and commitment of its entire staff is immediately apparent to all who enter its gates. The facility accommodates vessels from 70 to 150 feet and features high-quality marine services—from minor maintenance and paint work, to major refits, repairs and new-build commissioning.

Providing superior service for over 50 years now, Rolly Marine enjoys "Best in Class" recognition for its reliability, its commitment to environmental responsibility, its spectacular customer base and its unprecedented employee longevity. A direct workforce of 60 and a dedicated team of licensed, high-quality, capable and committed subcontractors provides Rolly Marine the ability to deliver on its dizzying workload - on time, under budget, with extraordinary results.

For the past three years, Rolly Marine has turned its attention to an increasing European market focusing primarily on Italian-built boats. The facility is currently a proud Authorized Service Center for Azimut, Benetti, Ferretti, Pershing and San Lorenzo yachts.

With these new and continuing relationships within the industry, and with all the capability that this compact facility has to offer, there is much on the horizon that is left to be pursued in its larger vision to maximize profitability and sustain its high level of customer satisfaction.

PROPERTY AND BUSINESS DESCRIPTION



SUCCESSFUL OPERATIONS

This ICONIC Fort Lauderdale Mega-Yacht service facility represents one of the very first Shipyard operations to rise up on the famous New River in the late 60's. Its prowess grew over the decades to what is now recognized as one of the finest Shipyard operations in the industry. Service at Rolly Marine means one-stop, superior work product by employees who are paid well and who coordinate together like family. A massive array of State-of-the-Art machinery and equipment is meticulously maintained to the highest standard so deferred maintenance is not a concern for Buyers. Turn-Key cash flows are reliable and strong, and the Company's extraordinary customer base is unsurpassed anywhere in the world. Rolly Marine's stellar reputation for finishing work on time and under budget is legendary. This is an outstanding opportunity for a serious Buyer to capture a prominent seat at the table of South Florida's esteemed mega-yacht market. That fortunate individual or group will take over operations with all cylinders banging at a furious pace.

LOCATION / TRANSACTION OVERVIEW

Located on the South Bank of the New River at the center of the Yachting Capital of the World in Fort Lauderdale, Rolly Marine is 45-minutes up-river from the sea buoy and well-protected from storms and boat traffic. A heading due East from the inlet will take you directly to Bahamian waters only 60 miles away. Miami is only 30 miles to the south and Palm Beach about 40 miles to the north.

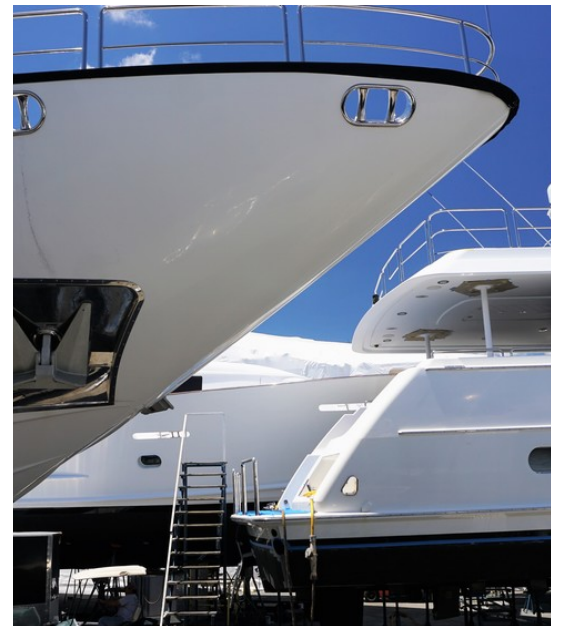
Rolly Marine occupies about 7 acres of combined uplands and basin with additional parking areas leased for convenience. The adjoining parcels are situated directly on the New River just off State Road 84 (the famous "Marina Mile"). Close neighbors include other world-class facilities such as Lauderdale Marine Center, Bradford Marine, Roscioli Marine and many others. This is the best available address for mega-yacht service and repairs on earth!

With that in mind and recognizing the world class reputation and customer base that has allowed Rolly to become what it is today, it is clear this opportunity will occur only once in a lifetime. Only serious Buyers will be considered and the owners have elected to invite offers rather than name a price. Owners and top management are ready to sell and retire.

"BIGGEST LITTLE SHIPYARD" IN THE BUSINESS



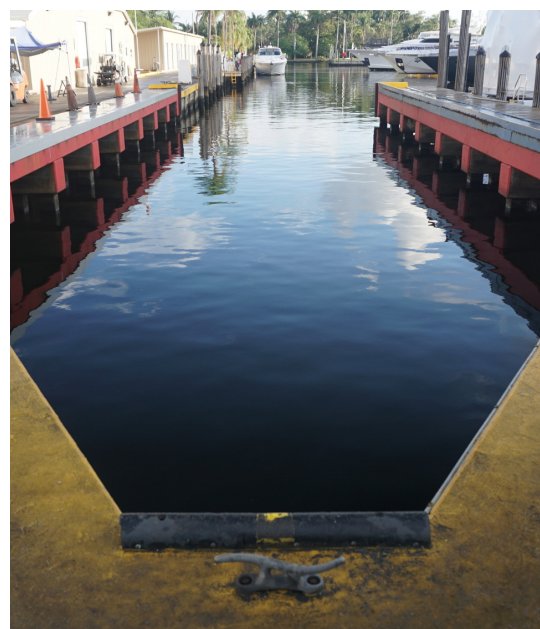
EXTRAORDINARY AND LOYAL CUSTOMER BASE



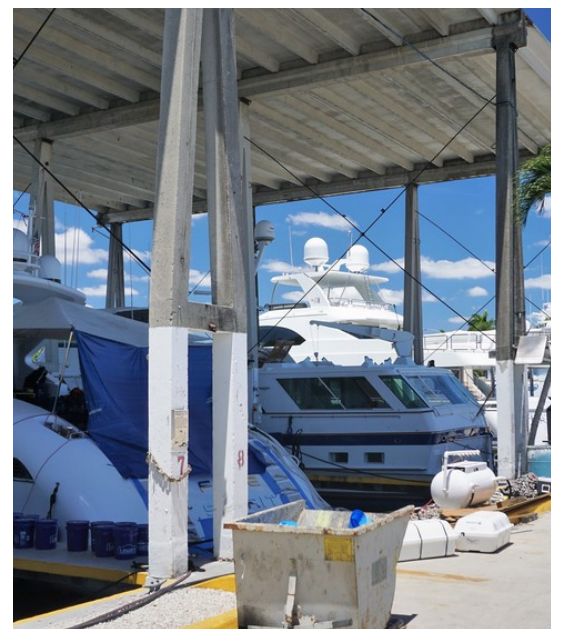
150-TON TRAVELIFT (Now 200-Ton) 36' H, 36' W



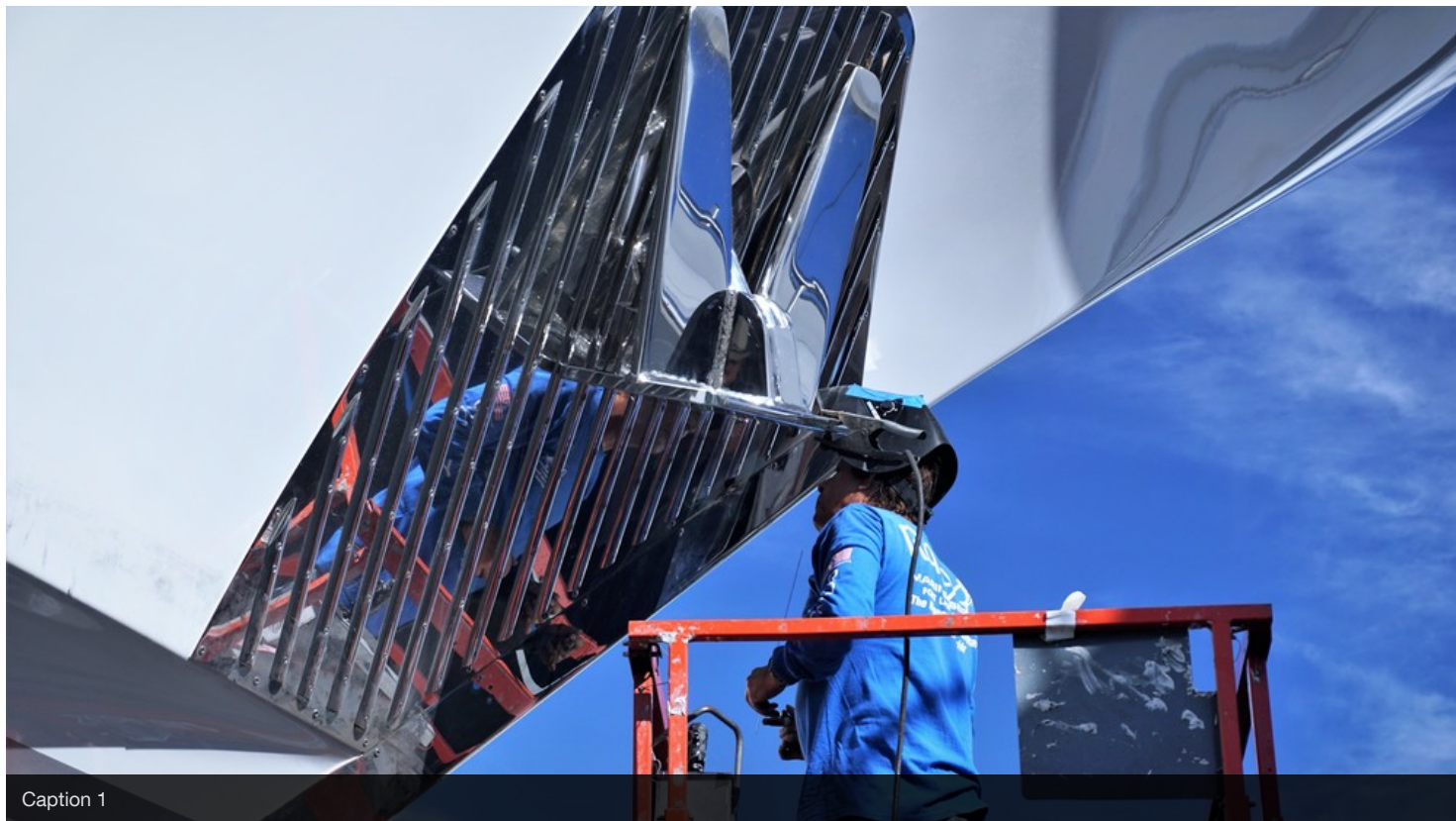
LIFT-WELL IN EXCELLENT CONDITION



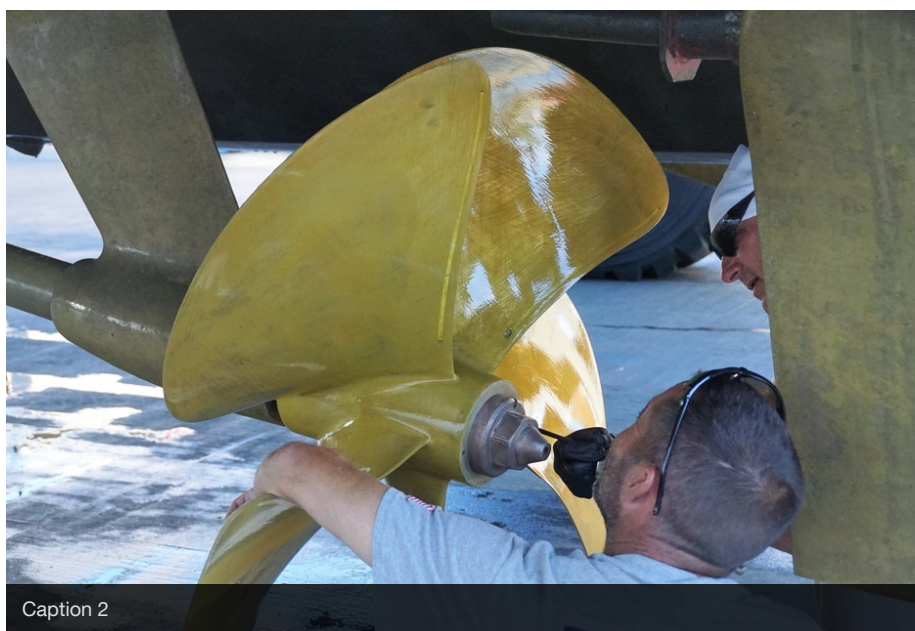
9 COVERED SHEDS AND DOCKAGE WITH AMENITIES



HIGHLY QUALIFIED CRAFTSMEN AND STAFF



Caption 1

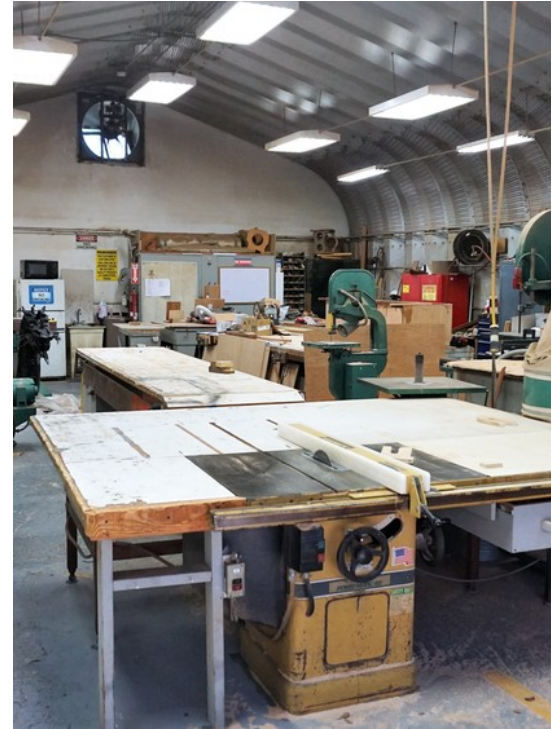


Caption 2



Caption 3

STOCK ROOM / SHOPS



METAL FAB SHOP



ABUNDANT YARD EQUIPMENT AND HEAVY ELECTRIC



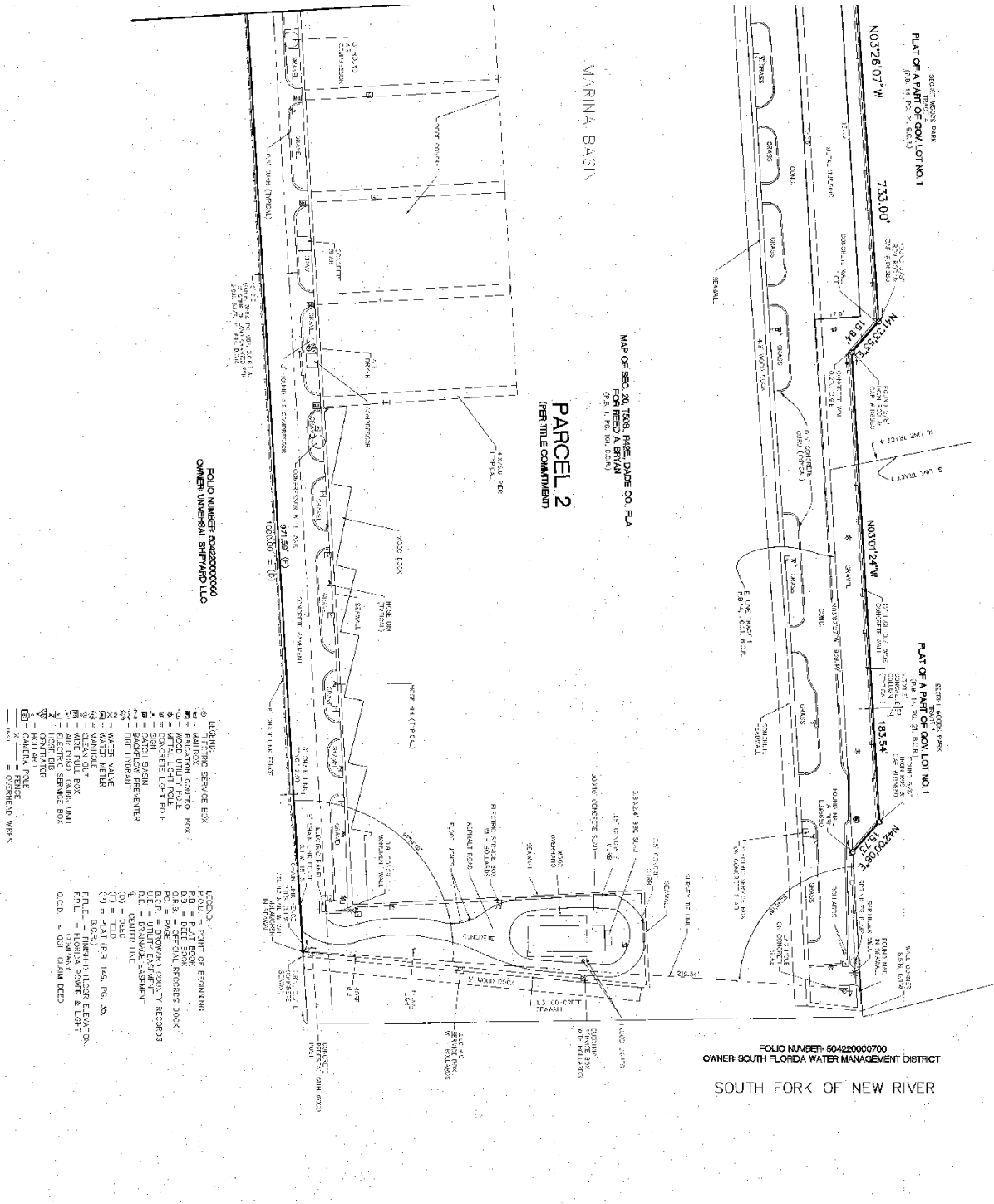
SHIPYARD OWNED & OPERATED FIRE DEPT ON SITE



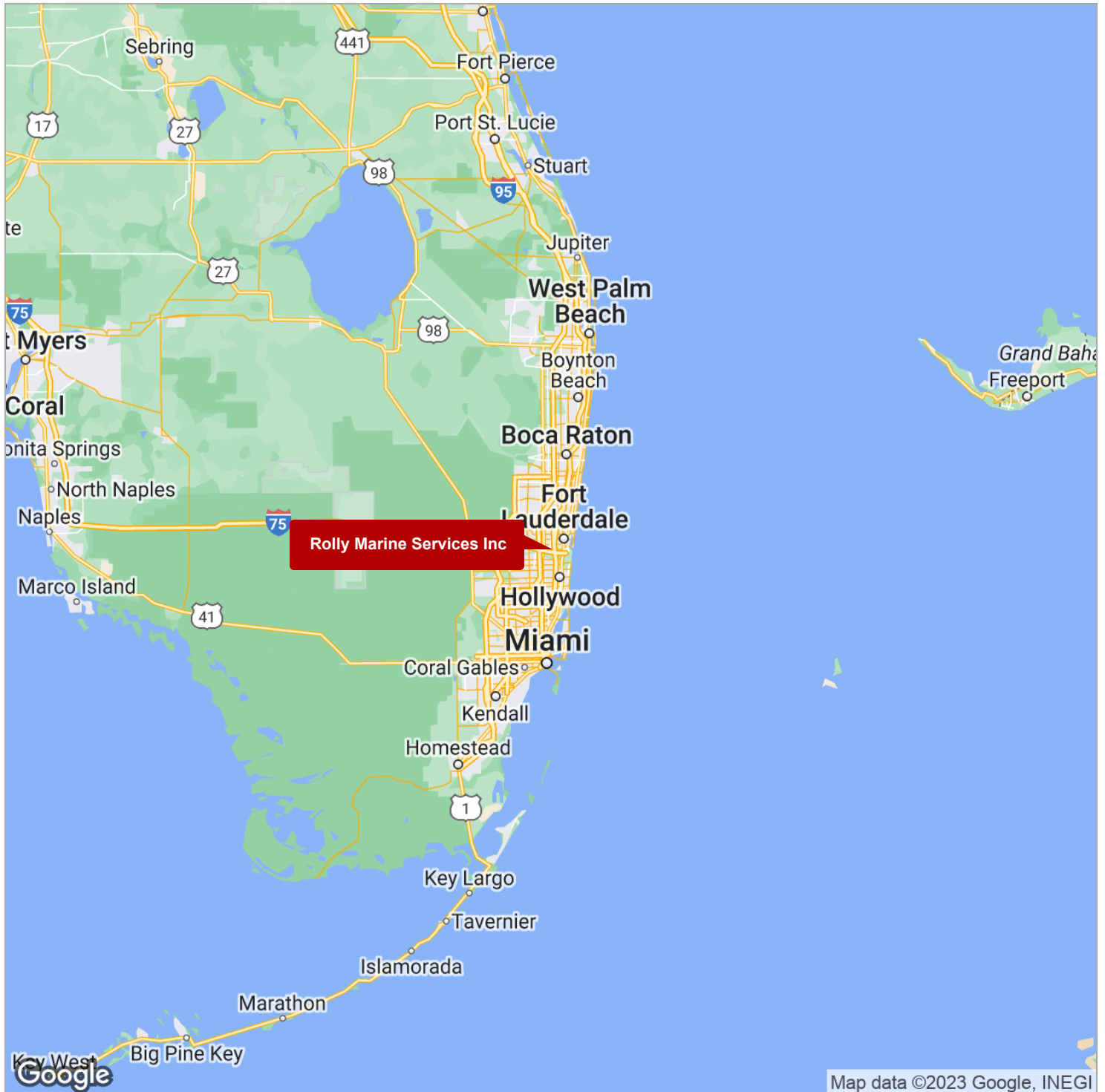
PROPERTY SURVEY

[illegible]

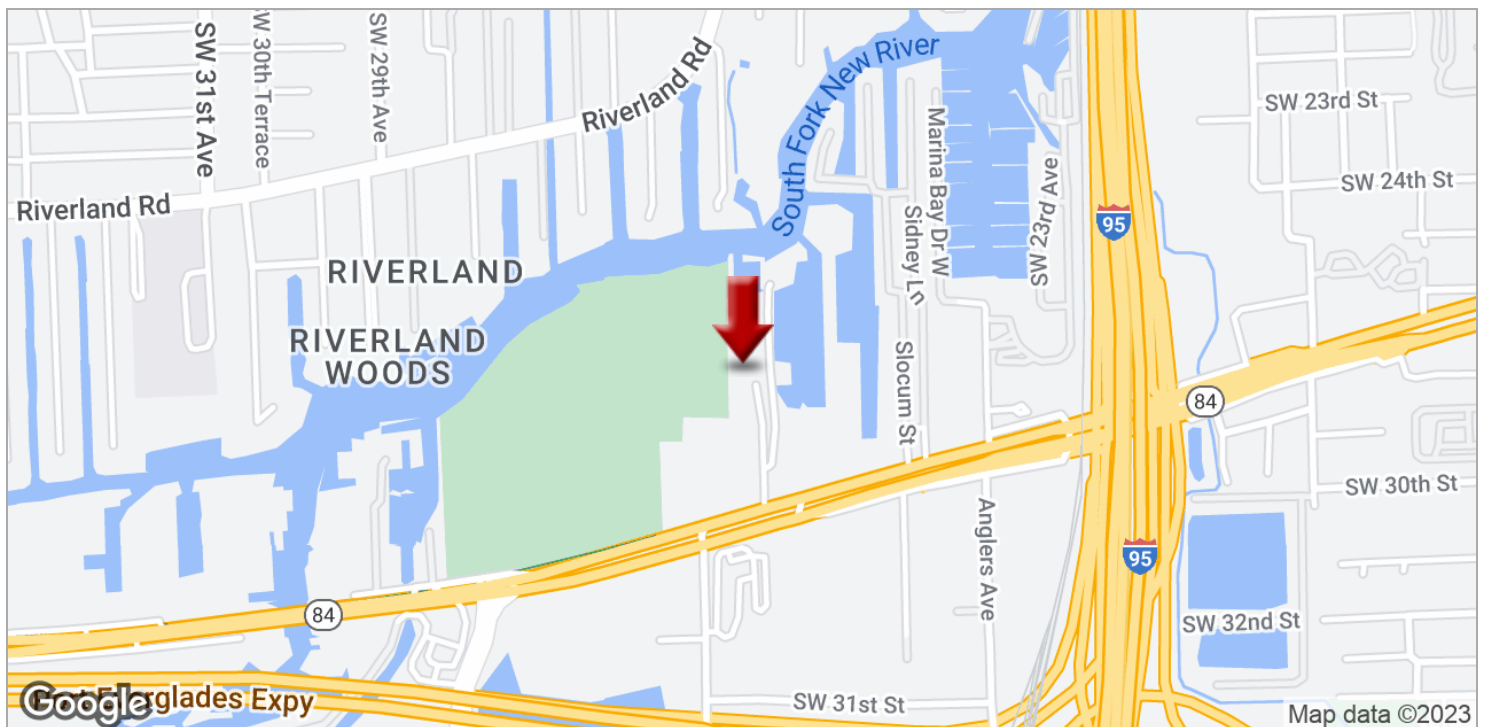
PROPERTY SURVEY



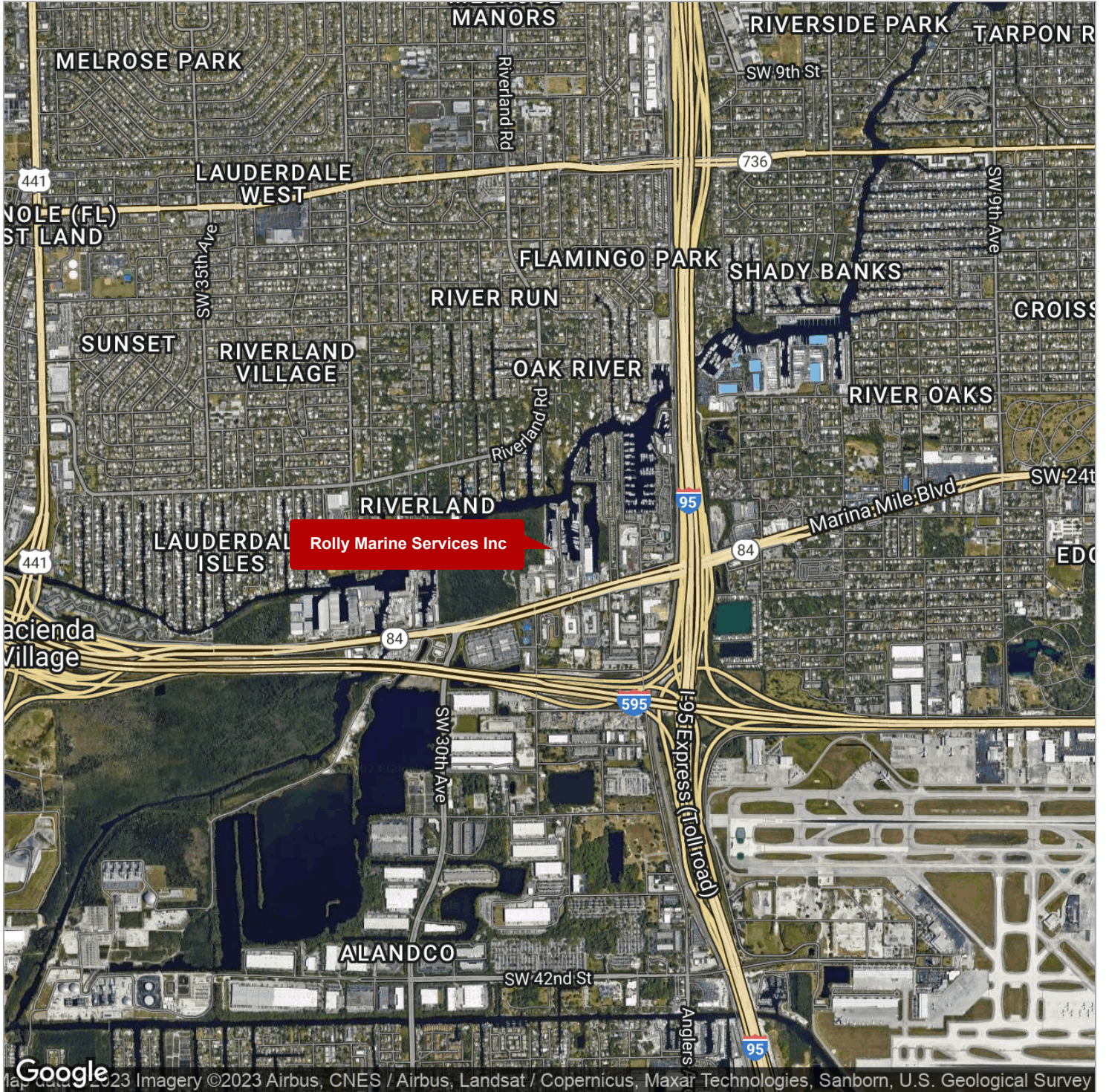
REGIONAL MAP



LOCATION MAPS



AERIAL MAP



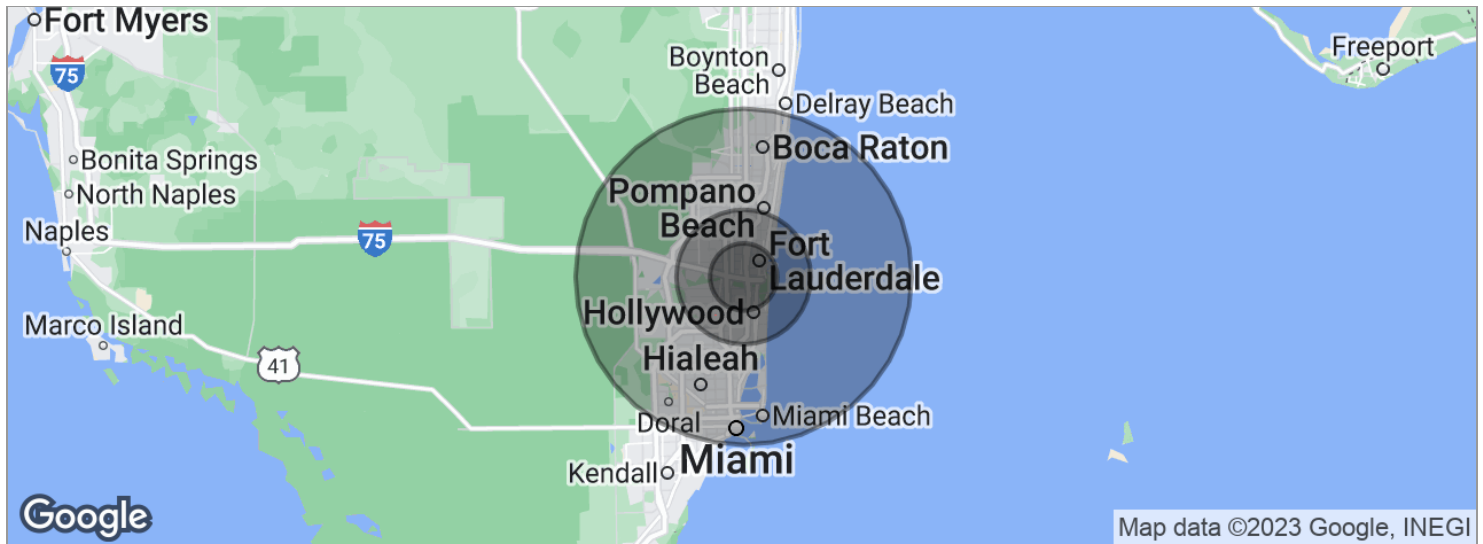
ROLLY MARINE SERVICES INC

DEMOGRAPHICS

2

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	25 MILES
Total population	309,579	1,214,473	3,816,189
Median age	38.4	39.0	39.6
Median age (male)	37.7	37.4	38.0
Median age (Female)	38.7	40.2	40.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	121,112	479,717	1,436,867
# of persons per HH	2.6	2.5	2.7
Average HH income	\$65,376	\$65,470	\$67,542
Average house value	\$324,951	\$304,781	\$329,009

* Demographic data derived from 2020 ACS - US Census