

YANKEE BOAT YARD & MARINA / PORTLAND RIVERSIDE MARINA

PORTLAND, CT



OFFERING MEMORANDUM

PRESENTED BY:

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PORTLAND, CT

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YANKEE BOAT YARD & MARINA / PORTLAND RIVERSIDE MARINA

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

TWO CONTIGUOUS YARDS ON CONNECTICUT RIVER

OFFICES / STORAGE / SERVICE

ABUNDANT DRY STORAGE AND SLIPS

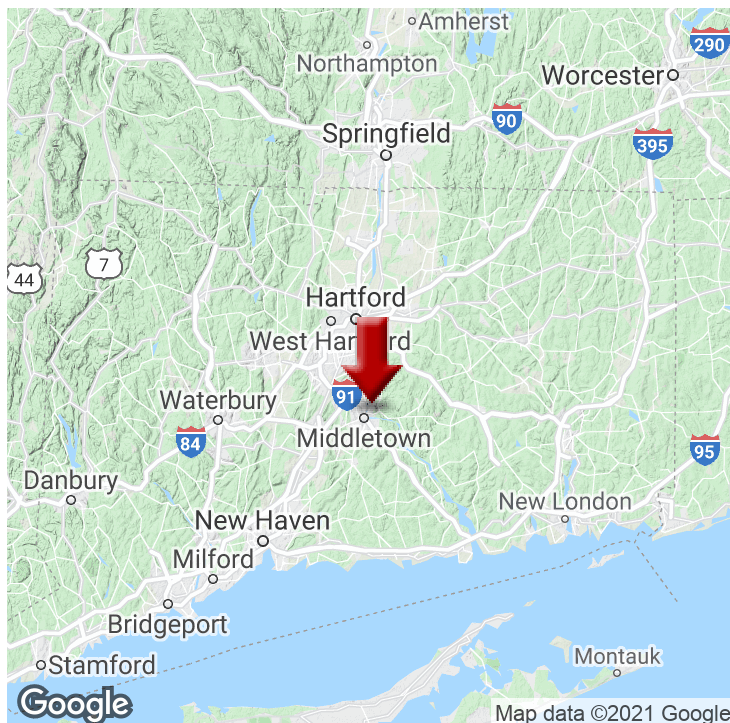
WATERFRONT RV CAMPGROUND

2 T-LIFTS / 2 HYDR. TRAILERS (1 PER YARD)/ 2 CRANES

SHIPS' STORE / PARTS / OFFICES

LIFESTYLE ON THE RIVER

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	CALL FOR PRICE!
ACREAGE:	Approx. 31 acres
SUMMER SLIPS:	130 slips
WINTER STORAGE:	Over 500 boats

PROPERTY OVERVIEW

An outstanding opportunity awaits at Yankee Boat Yard & Marina / Portland Riverside Marina. These two [contiguous] properties are being sold together, placing the buyer in a unique position to benefit from the longstanding success of two reputable operations.

Located on the Connecticut River, these properties are popular stopping points for mariners. Yankee Boat Yard & Marina / Portland Riverside Marina proudly offer dry storage, wet slips with full amenities, service, moorings and two fully stocked ships' stores. Combined, the two marinas host 130 boats on the water during the summer and surpass 500 boats on the hard through the winter months. A private RV Park and Campground located on the river on the west end of the property provides a tranquil oasis for land-based travelers. With nearly a half-mile of waterfront, these marinas are well-positioned to accommodate unique value-add opportunities such as a restaurant, a waterfront bar, boat rentals and more.

PROPERTY HIGHLIGHTS



LOCATION INFORMATION

Names:	Yankee Boat Yard & Marina / Portland Riverside Marina
Street Address:	54 Riverview Street
City, State, Zip	Portland, CT 06480
County	Middlesex
Water Frontage	Connecticut River

PROPERTY HIGHLIGHTS

- Two contiguous marinas / same owner / combined sale
- Two ships' stores, multiple office spaces
- Large paint and fiberglass facility
- Large mechanic shop and woodshop
- Expansive, well-maintained property and structures
- Tremendous value-add opportunities
- 130 wet slips and winter storage capacity for more than 500 vessels up to 50'
- Cold indoor storage at both properties - Heated indoor storage at Yankee property
- Moorings for use during season
- 10,000 gallon above ground fuel and gas dock
- RV campground that currently offers 18 campsites
- Large open Travelift eliminates need for mast removal
- Knowledgeable and helpful staff that keeps guests coming back
- A family feel - commonly referred to as "The Connecticut River's most friendly full-service marina"

TWO CONTIGUOUS YARDS ON CONNECTICUT RIVER



OFFICES / STORAGE / SERVICE



ABUNDANT DRY STORAGE AND SLIPS



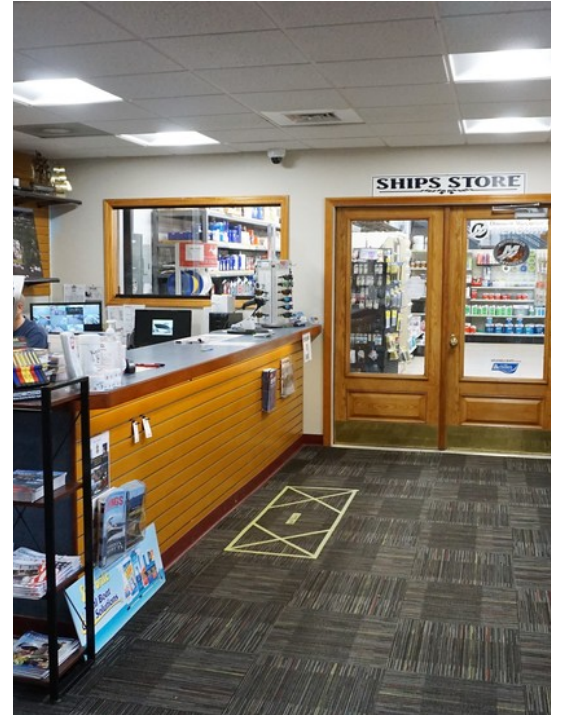
WATERFRONT RV CAMPGROUND



2 T-LIFTS/2 HYDR. TRAILERS/2 CRANES (1 Per Yard)



SHIPS' STORE / PARTS / OFFICES



LIFESTYLE ON THE RIVER



YANKEE BOAT YARD & MARINA / PORTLAND RIVERSIDE MARINA

LOCATION INFORMATION

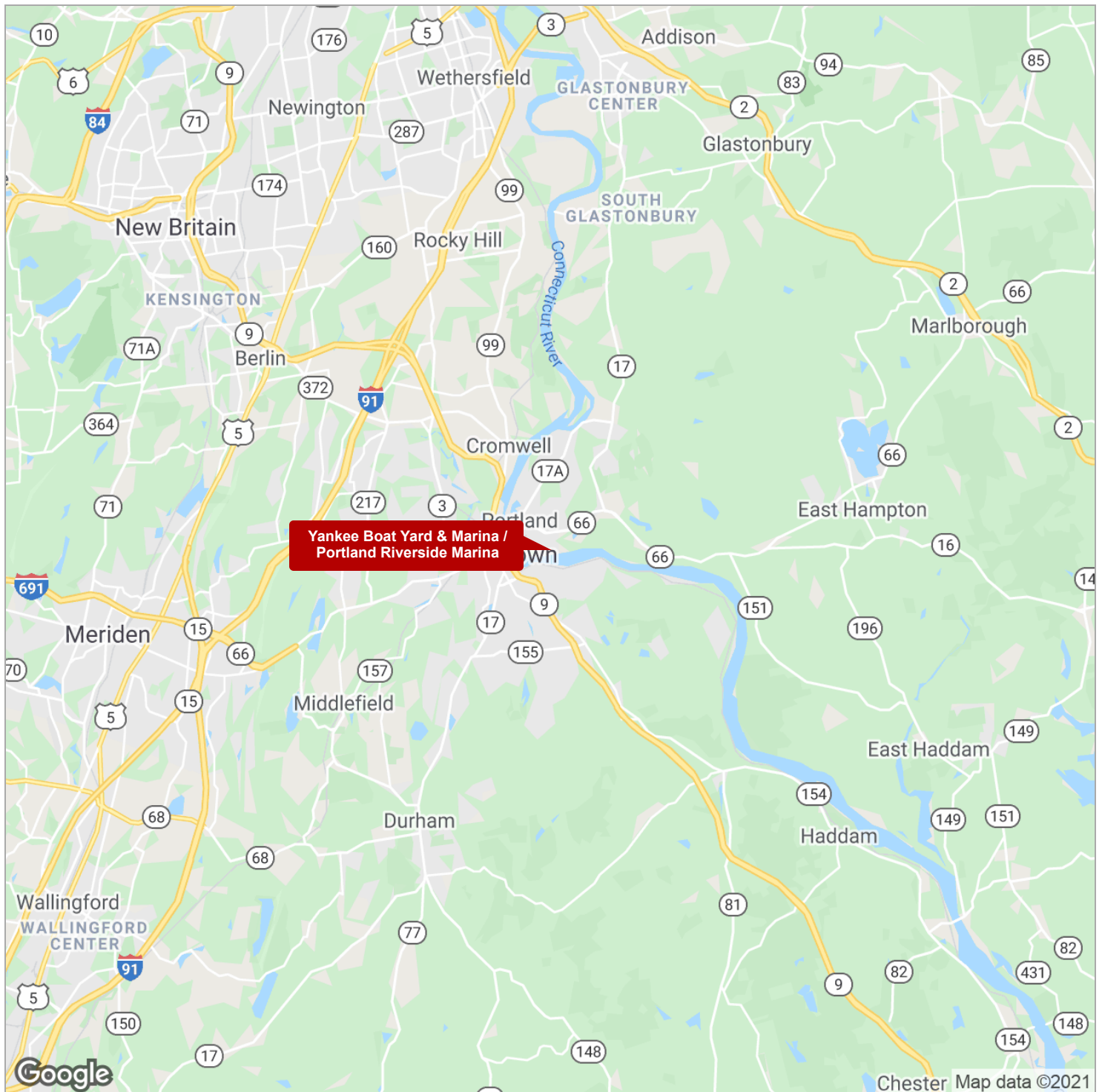
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REGIONAL MAP

LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



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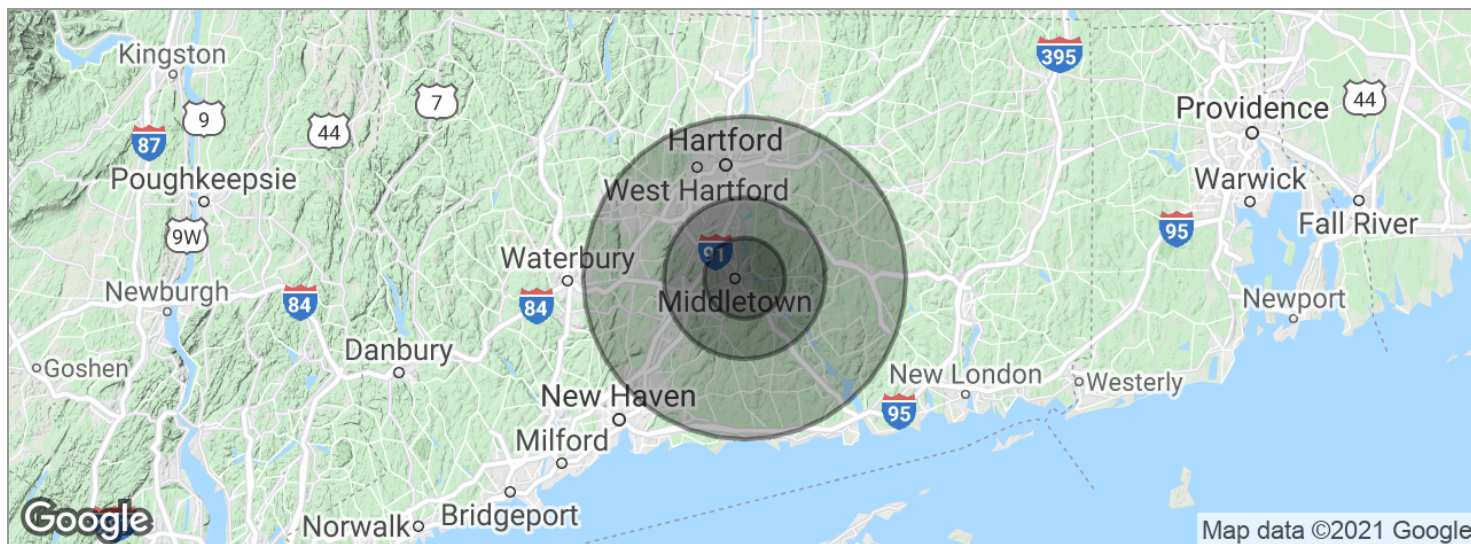
YANKEE BOAT YARD & MARINA / PORTLAND RIVERSIDE MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	5 MILES	10 MILES	20 MILES
Total population	70,427	219,792	1,287,404
Median age	40.9	41.5	39.4
Median age (male)	39.5	40.4	38.0
Median age (Female)	41.8	42.6	40.6
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	28,934	88,363	503,002
# of persons per HH	2.4	2.5	2.6
Average HH income	\$78,421	\$91,908	\$81,740
Average house value	\$274,672	\$320,127	\$316,606

* Demographic data derived from 2010 US Census