

MORGAN MARINA

SAYREVILLE , NJ



OFFERING MEMORANDUM

PRESENTED BY:

Greg Balderacchi
Listing Broker | JDS Real Estate Services, Inc
NJ Lic. No. 10311206298
www.jdsreservices.com
(800) 437 - 9956

Rick Roughen | National Marina Sales
Out of State Cooperating Broker Associate
FL Lic. NO BK706569
rick@roughen.net
(954) 298 - 7703

Confidentiality & Disclaimer

SAYREVILLE , NJ

All materials and information received or derived from Greg Balderacchi/JDS Real Estate Services, Inc. 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 Greg Balderacchi/JDS Real Estate Services, Inc. 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. Greg Balderacchi/JDS Real Estate Services, Inc. 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. Greg Balderacchi/JDS Real Estate Services, Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Greg Balderacchi/JDS Real Estate Services, Inc. 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.

PRESENTED BY:

Greg Balderacchi
Listing Broker | JDS Real Estate Services, Inc
NJ Lic. No. 10311206298
www.jdsreservices.com
(800) 437 - 9956

Rick Roughen | National Marina Sales
Out of State Cooperating Broker Associate
FL Lic. NO BK706569
rick@roughen.net
(954) 298 - 7703

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.

MORGAN MARINA

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY ATTRIBUTES

LOYAL AND HIGH QUALITY CLIENTELE

HAUL & LAUNCH OPS - (3) 25-TON TRAVELIFT UNITS

SHOPS, DOCKS, PAVILLION & VISTAS

WELL-STOCKED SHIPS' STORE

ADDITIONAL PHOTOS

A STUNNING MARINA READY FOR ITS NEXT VISIONARY

EXECUTIVE SUMMARY



OFFERING SUMMARY

<div>Reduced Price</div> <div>\$8,500,000 \$7,100,000 <div>\$6,850,000</div></div>	
LOT SIZE:	Approx. - 11.5 Acres
BUILDING SIZE:	4,000 SF

OVERVIEW

This 11.5-acre full-service marina has been successfully operated as a family business for the past 60 years. Its regular high-quality customer base averages 350 to well over 400 customers and the list is growing. West slips and storage on the hard provides a safe harbor just minutes from Raritan Bay and a beautiful boat ride to New York City.

With three operating 25-ton Travelift units, the yard can haul and block vessels up to 50' quickly and safely and there is never a problem with downtime due to mechanical breakdowns. A convenient and well-stocked Ships' Store and parts counter provides everything a boater might need for maintenance, repairs and provisioning.

This is a cash-flowing entity with exceptional opportunities for value-add projects that would provide a surge to profitability and an expanded operation. There is ample space on the uplands to reconfigure blocked boats to open the property up for additions like a restaurant, a waterfront bar, boat club, rentals, covered storage and more (all subject to approvals and permits of course).

Massive daily drive-by exposure provided from the Garden State Highway bridge on the marina property's western border is priceless. Morgan Marina is a quietly and successfully operating opportunity for its next owner to expand the vision and carry it to a higher level!

THE MARINA PROPERTY



SUMMARY OF ATTRIBUTES:

Significant room for additional uses on the property
Highly visible from the Garden State Parkway - massive drive-by
A long tradition of marina operations spanning nearly 6 decades
Only minutes from Raritan Bay
Good water depth for sailboats and cruisers
A safe harbor protected from wind and wave action

Amenities on site include the following (and more):

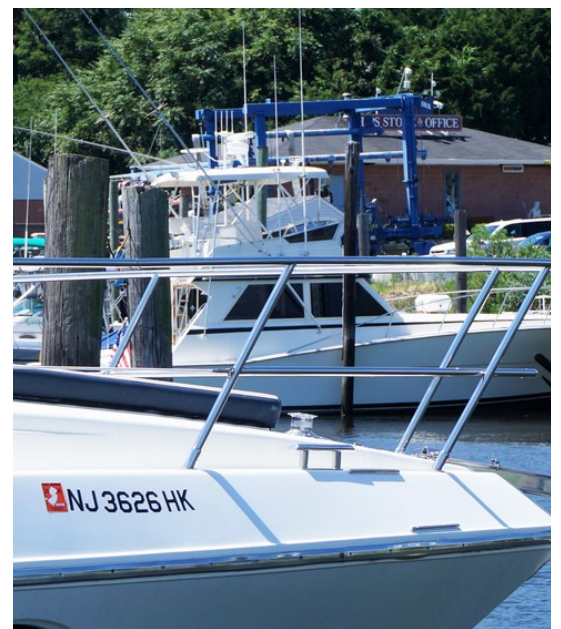
- * A fully stocked and convenient Marine Store
- * Diesel fuel and gasoline on the dock
- * Floating docks
- * Restrooms and showers
- * 24-hour surveillance
- * 3 Travelift units
- * Vending machines
- * Abundant parking
- * Pump-out station
- * Dockside power
- * Fish-Cleaning stations
- * Convenient loading zones

Services Include the following (and more):

- * Fiberglass repair
- * Canvas and upholstery
- * Prep and bottom painting
- * Topside maintenance
- * Propeller reconditioning
- * Electrical repairs
- * Wax and detailing
- * Mast work
- * Outdrive work
- * Green wash-down service
- * Certified MerCruiser sales & service

Morgan Marina is a bustling and active facility. Value-add opportunities are abundant and the industry has continued to grow in the local area delivering an expanded customer base that is bursting at the seams. Approximately 1,400 linear feet of waterfront access is unique and valuable to anyone who wants to introduce new income streams. This is one of the last best marina opportunities in New Jersey postured to accommodate a new vision, provide multiple opportunities for increased cash flows.

LOYAL AND HIGH QUALITY CLIENTELE



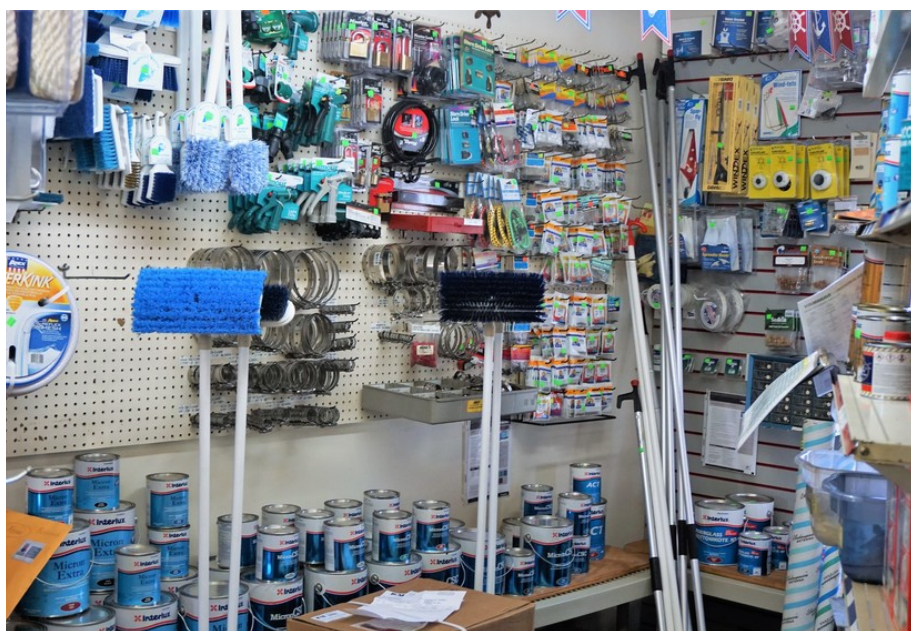
HAUL & LAUNCH OPS - (3) 25-TON TRAVELIFT UNITS



SHOPS, DOCKS, PAVILLION & VISTAS



WELL-STOCKED SHIPS' STORE AND PARTS



ADDITIONAL POINTS OF INTEREST



STUNNING MARINA READY FOR ITS NEXT CHAPTER



MORGAN MARINA

LOCATION INFORMATION

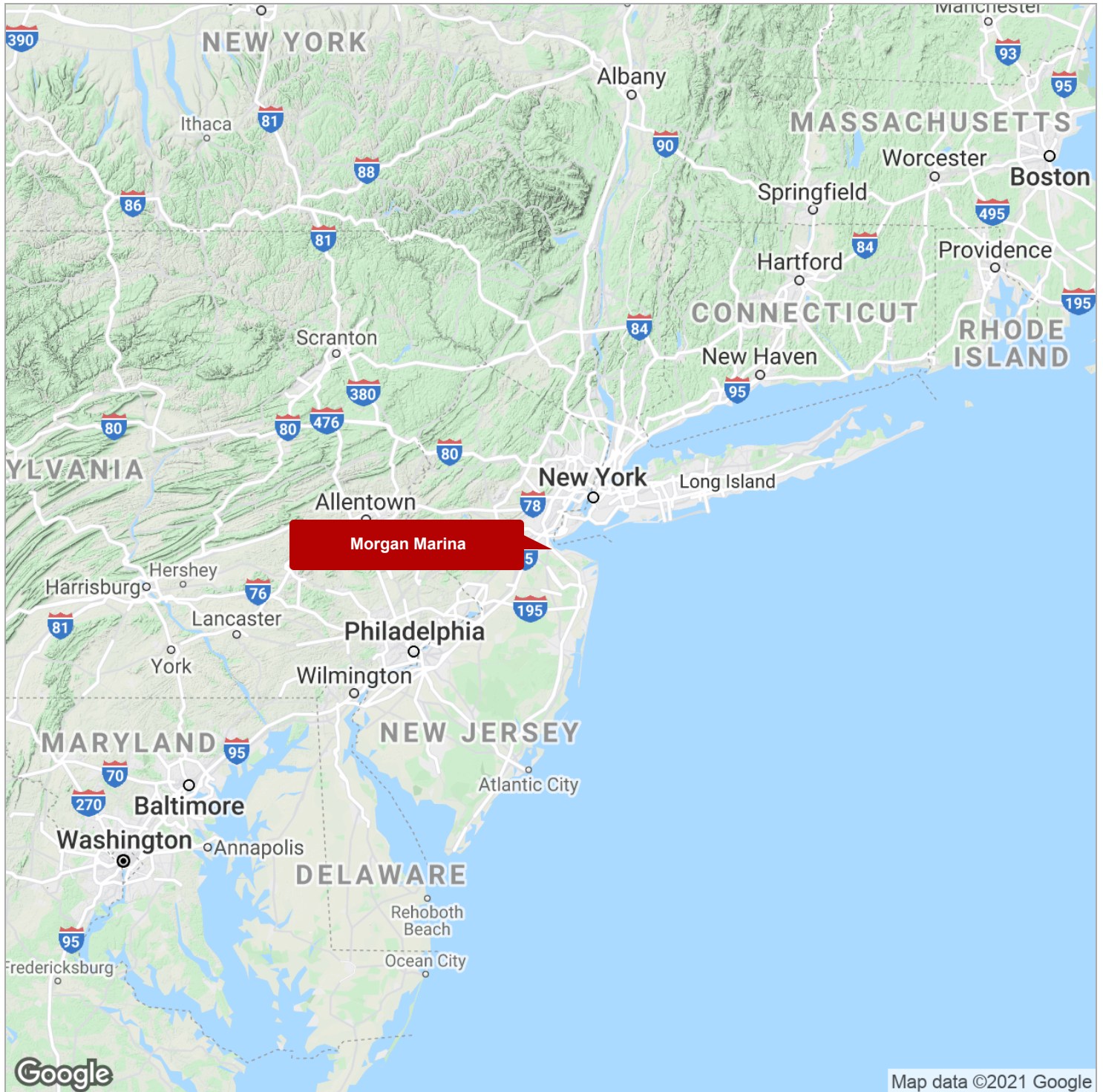
2

REGIONAL MAP

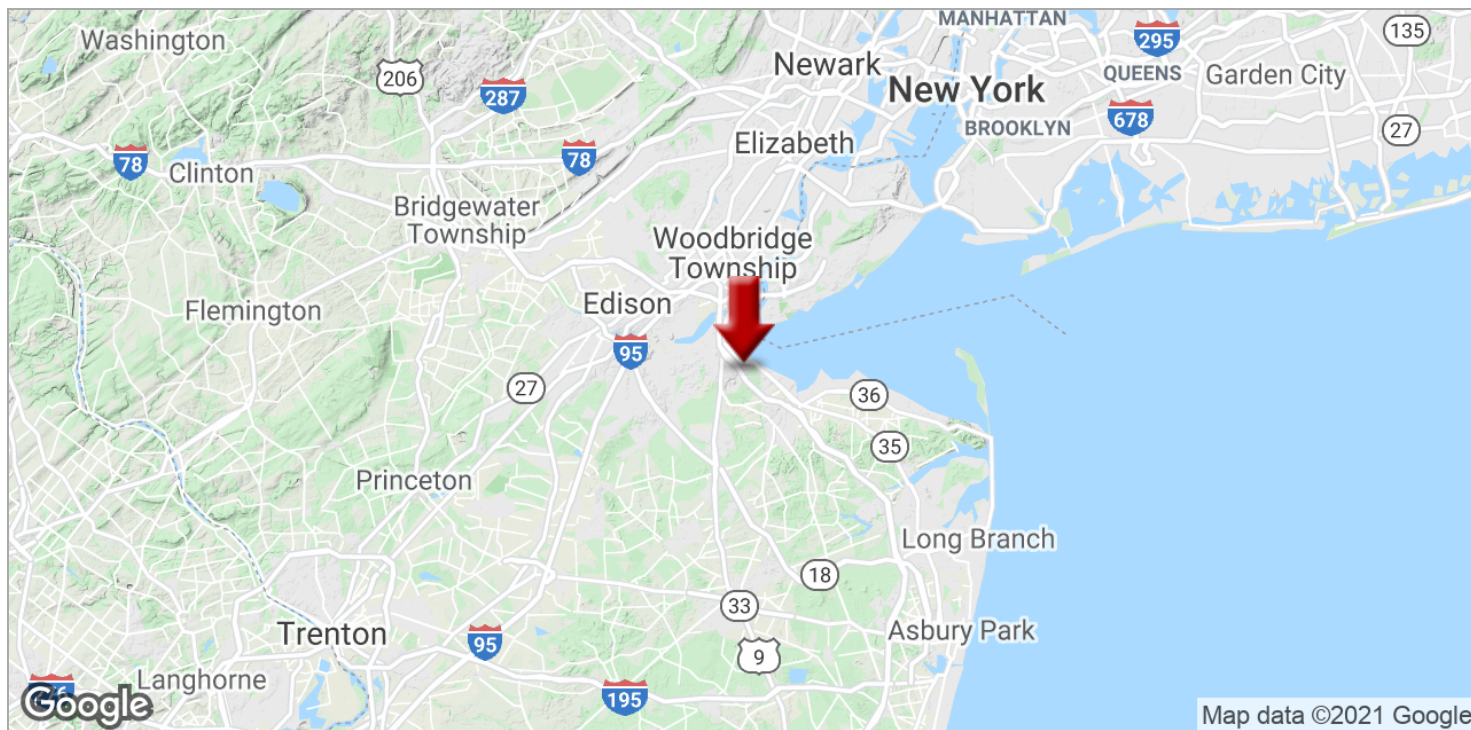
LOCATION MAPS

AERIAL MAP

REGIONAL MAP



LOCATION MAPS



AERIAL MAP



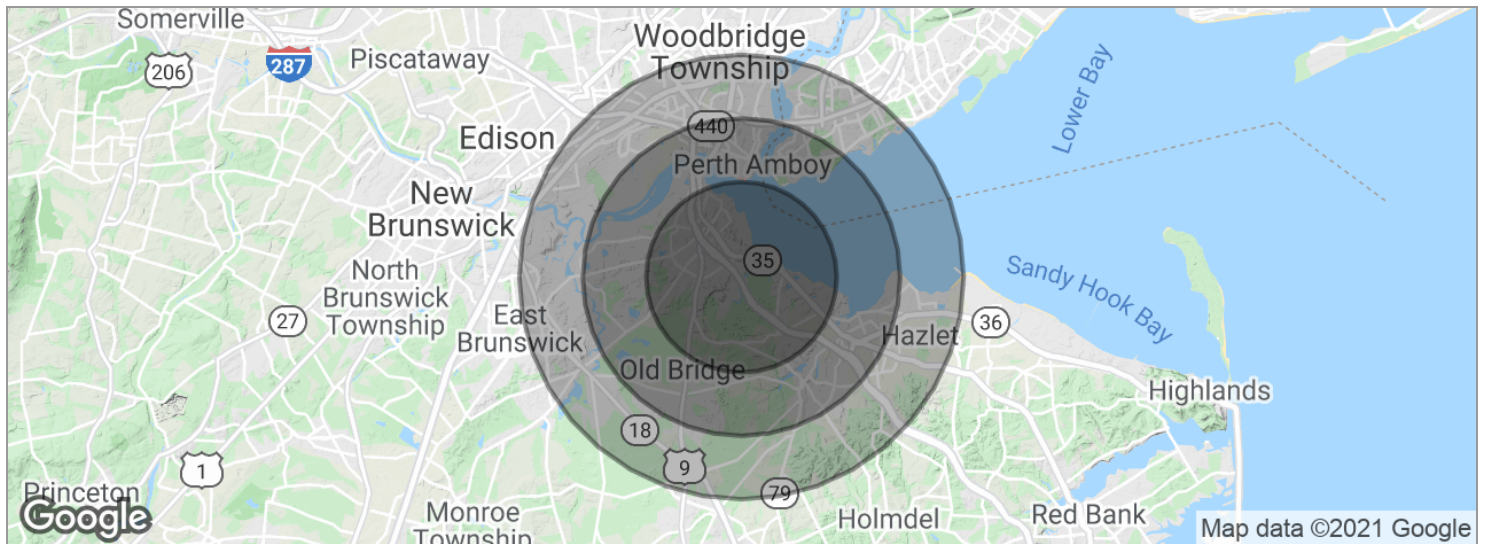
MORGAN MARINA

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

DEMOGRAPHICS MAP



POPULATION	3 MILES	5 MILES	7 MILES
Total population	56,748	180,613	341,928
Median age	39.5	37.1	37.6
Median age (male)	39.0	36.2	36.5
Median age (Female)	39.9	37.7	38.3
HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total households	21,661	65,374	121,543
# of persons per HH	2.6	2.8	2.8
Average HH income	\$79,981	\$82,913	\$88,344
Average house value	\$352,817	\$376,819	\$394,501

* Demographic data derived from 2010 US Census