CONFIDENTIAL INFORMATION MEMORANDUM

Hammock Harbour

Fully Approved, 204 Slips, 43,000 SF Dry Storage, ICW + A1A Frontage, Projected $1.3M Stabilized EBITDA

Palm Coast, FL 32137

PRESENTED BY:

DAVID KENDALL, CCIM
Phone: 561.723.8463
david.kendall@svn.com

SVN
NAUTILUS

Table of Contents

SVN NAUTILUS

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

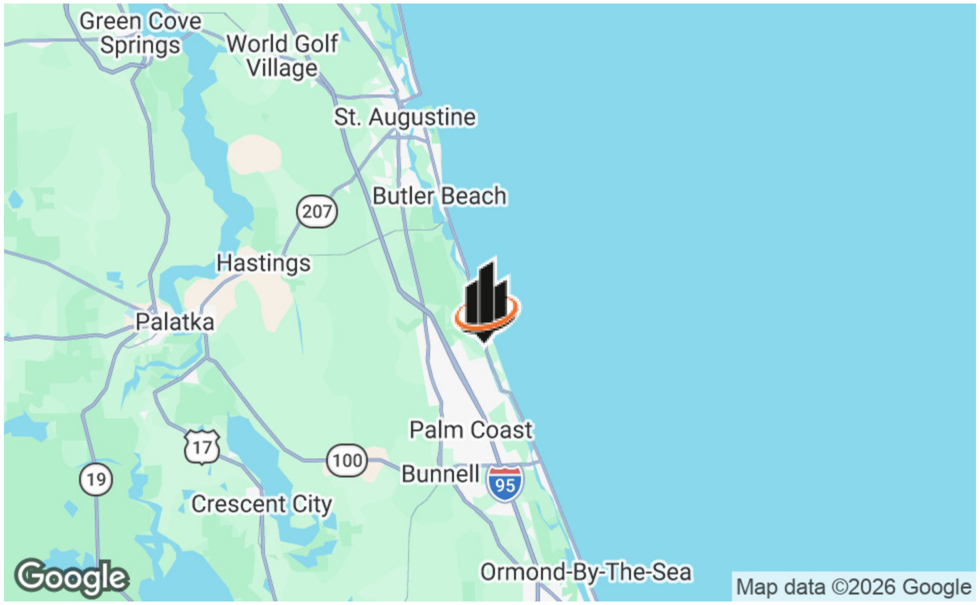
Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

EXECUTIVE SUMMARY



OFFERING SUMMARY

ASKING PRICE:	$4,950,000
APPRAISED VALUE:	$6,900,000
SIZE:	4.26 Acres
TOTAL SLIPS:	204 | 6,540 LF
ENTITLEMENT STATUS:	Fully Approved
PROJECTED REVENUE:	$2.25M
PROJECTED EBITDA:	$1.28M | 57% margin
YIELD-ON-COST:	9.3%

DEVELOPMENT SUMMARY

SVN | Marinas is pleased to present Hammock Harbour, a fully approved, shovel-ready mixed-use waterfront marina development opportunity located along the Intracoastal Waterway in Palm Coast, Florida. The approved development program provides for a 43,000-square-foot fully enclosed dry storage facility with 198 dry slips, six in-water lift slips, fuel service, dedicated service/operator space, commercial units, and a 150-seat waterfront restaurant. Hammock Harbour offers a qualified buyer the opportunity to acquire a substantially de-risked, fully approved marina development site in a supply-constrained Intracoastal Waterway location, with permits in hand, a high-demand dry storage program, multiple revenue streams, and projected stabilized EBITDA of approximately $1.28 million..

HIGHLIGHTS

- **Fully Approved, Shovel-Ready Marina Development**
- **204-Slip Institutional-Quality Dry Storage Marina Program**
- **Scarce ICW Waterfront Site with A1A Frontage**
- **Affluent Coastal Demand Base Supporting Marina, Boating & Waterfront Dining**

SECTION 1

Property Details

PROPERTY DETAILS, ENTITLEMENT & PERMIT STATUS

PROPERTY DETAILS

ADDRESS:	5658 North Oceanshore Blvd
CITY:	Palm Coast
COUNTY/MUNICIPALITY:	Flagler
PARCEL ID:	40-10-31-3150-00000-0420
SIZE:	4.26 Acres
VESTING:	Fee Simple
ZONING:	C-2 General Commercial & R-1 Rural Residential
UTILITIES:	City water, sewer, electric
FRONTAGE:	300′ A1A Frontage, 300′ Direct ICW Frontage

ENTITLEMENTS & PERMITS

DRY SLIPS:	198 Fully Enclosed 43,000 SF Barn, 27,000# vessels, 35′ LOA, 15′ Height, 12′ Beam
LIFT SLIPS:	6 Lift Slips, 30,000# vessels, 45′ LOA, 13′ Beam
AMENITIES:	Dockmaster's office, Restrooms, Fuel (5,000 gallons), Upland Staging
COMMERCIAL:	4 units (2,996 SF Gross), 2 Units with A1A Frontage
RESTAURANT:	5,880 SF, 150 Seating Capacity, Direct Waterfront
USACOE:	Issued: 2.23.24 | Exp. 2.23.29 (Seawall, Docks, Dredging, Basin)
SJRWMD:	Issued: 8.1.23 | Exp. 8.1.28 (Stormwater & Environmental)
COUNTY:	Issued: 2.9.26 | No Exp. (Site Plan and Entitlements)

PERMITTED IMPROVEMENTS

MARINA

The boathouse will offer 198 dry slips and contain 43,000 square feet that will measure 336' x 128'. The boathouse will have three levels with a rack height ranging from 11' to 15'. The boathouse will offer racks that are 32 to 35 feet long with beams of 9 to 10 feet. The upper level eave height will be 41 feet. There will be a total of 6,300 lineal feet of rack area with 738,009 cubic feet of rack area. The aisle width will be 65 feet and each level will have capabilities for 66 boats with a maximum weight of 27,000 pounds. The mix of boathouse slips is summarized in the following table to the right.

The project will include six in-water lift slips that will be located adjacent to the seawall and will accommodate vessels up to 35 to 40 lineal feet. Lift slips are wet slips that will be improved with four pilings and two electric winch motors that lift the boat out of the water when not in use.

SLIP MATRIX

AREA	#	LOA	BEAM	HEIGHT	LOAD
GROUND FLOOR	66	32' AVG up to 35' Max	9' - 10'	15'	27,000#
SECOND LEVEL	66	32' AVG up to 35' Max	9' - 10'	12'	16,000#
THIRD LEVEL	66	32' AVG up to 35' Max	9' - 10'	11'	12,000#
LIFT SLIPS	6	up to 40'	13'	NA	30,000#
TOTAL	**204**				

WATERFRONT RESTAURANT & COMMERCIAL

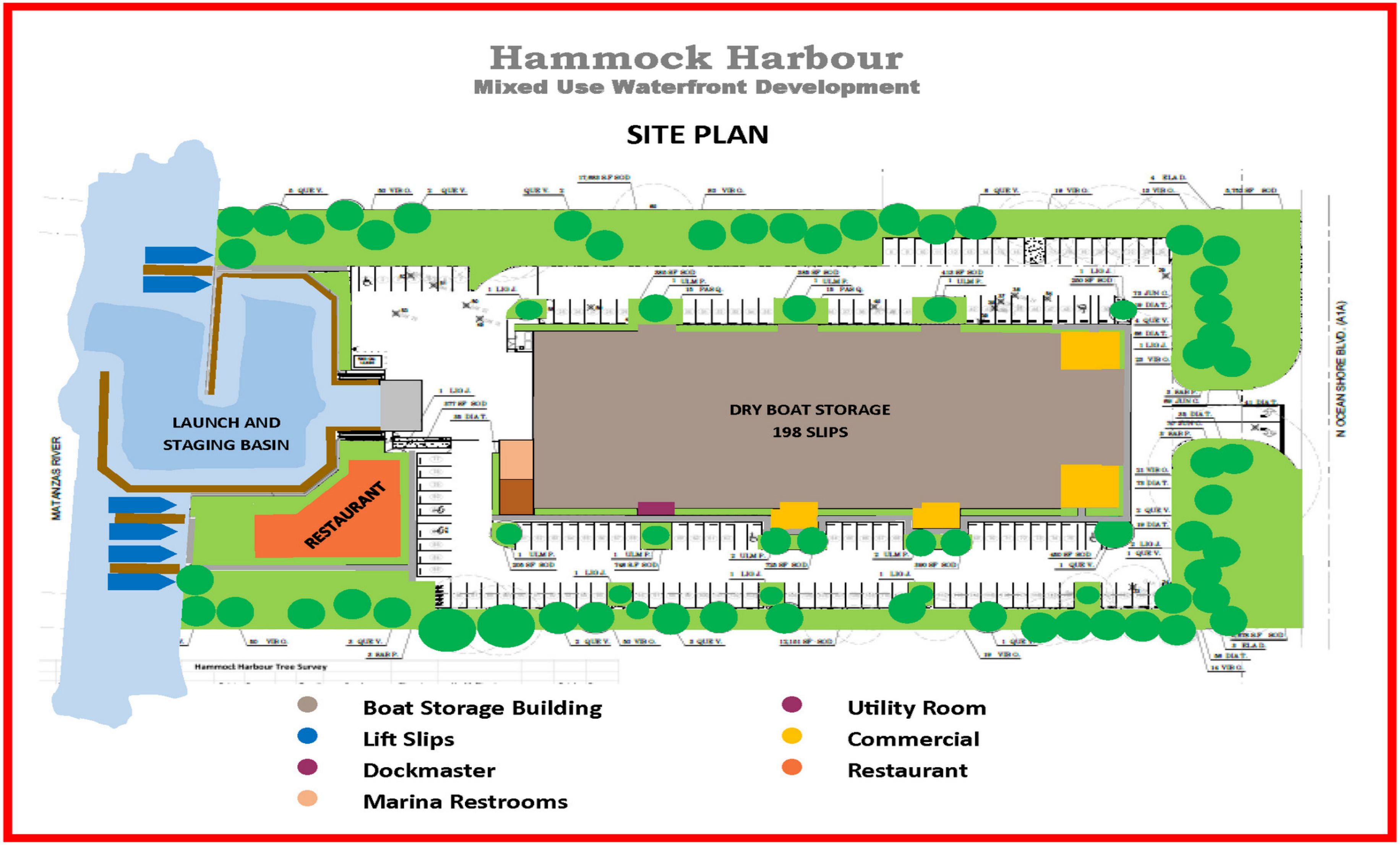
The permitted development will include a 5,880 square foot, 150 seat, two story waterfront restaurant in the southwest corner of the property. The footprint will be 3,495 square feet and will have two stories. The service area will be 3,800 square feet. The restaurant will be leased upon completion (vanilla shell).

In the marina industry, finding the right restaurant tenant is extremely important to the long-term stability of the property. Since the restaurant is owned, it can either be built and operated by the property owner, built and leased to a third-party restaurant operator, or the pad site can be leased to a third-party restaurant operator.

The boathouse is designed with four office/retail units, two that will face N. Oceanshore Boulevard (aka SR A1A) containing 2,690 square feet and summarized as follows. The developer plans to lease these units at $32 to $45 per square foot.

COMMERCIAL SPACE

AREA	SQUARE FEET	DIMENSIONS
RESTAURANT	5,880	2-story, 150 seating capacity
BARN A	830	26' x 32'
BARN B	928	29' x 32'
BARN C	466	27' x 22'
BARN D	466	27' x 32'
TOTAL	**8,570**	



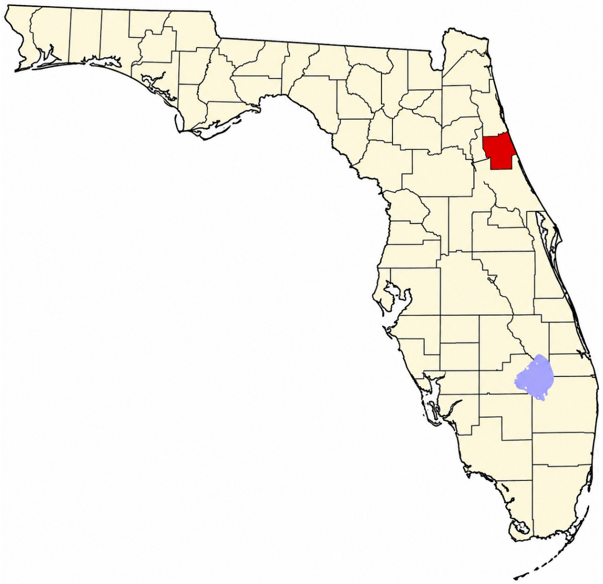
Hammock Harbour
Mixed Use Waterfront Development
SITE PLAN
LAUNCH AND STAGING BASIN
RESTAURANT
DRY BOAT STORAGE
198 SLIPS
MATANZAS RIVER
N OCEAN SHORE BLVD. (A1A)
Hammock Harbour Tree Survey
Boat Storage Building
Lift Slips
Dockmaster
Marina Restrooms
Utility Room
Commercial
Restaurant

AERIAL VIEW WEST

AERIAL VIEW EAST

SECTION 2

Market Overview



PALM COAST

Palm Coast is one of Northeast Florida's most desirable coastal residential markets, known for its waterfront neighborhoods, canal systems, golf communities, beaches, and direct connection to the Intracoastal Waterway. Unlike larger urban marina markets, Palm Coast offers a more relaxed, high-quality boating environment supported by affluent local residents, seasonal homeowners, cruising boaters, and visitors traveling along the Atlantic Intracoastal corridor.

For boaters, Palm Coast provides convenient access to protected inland waterways, nearby fishing grounds, scenic cruising routes, and regional destinations including St. Augustine, Daytona Beach, Matanzas Inlet, and the broader Northeast Florida coast. The market is particularly attractive for marina operations serving local slip holders, transient cruisers, recreational boaters, and waterfront homeowners seeking convenient access, storage, service, and hospitality-oriented amenities.

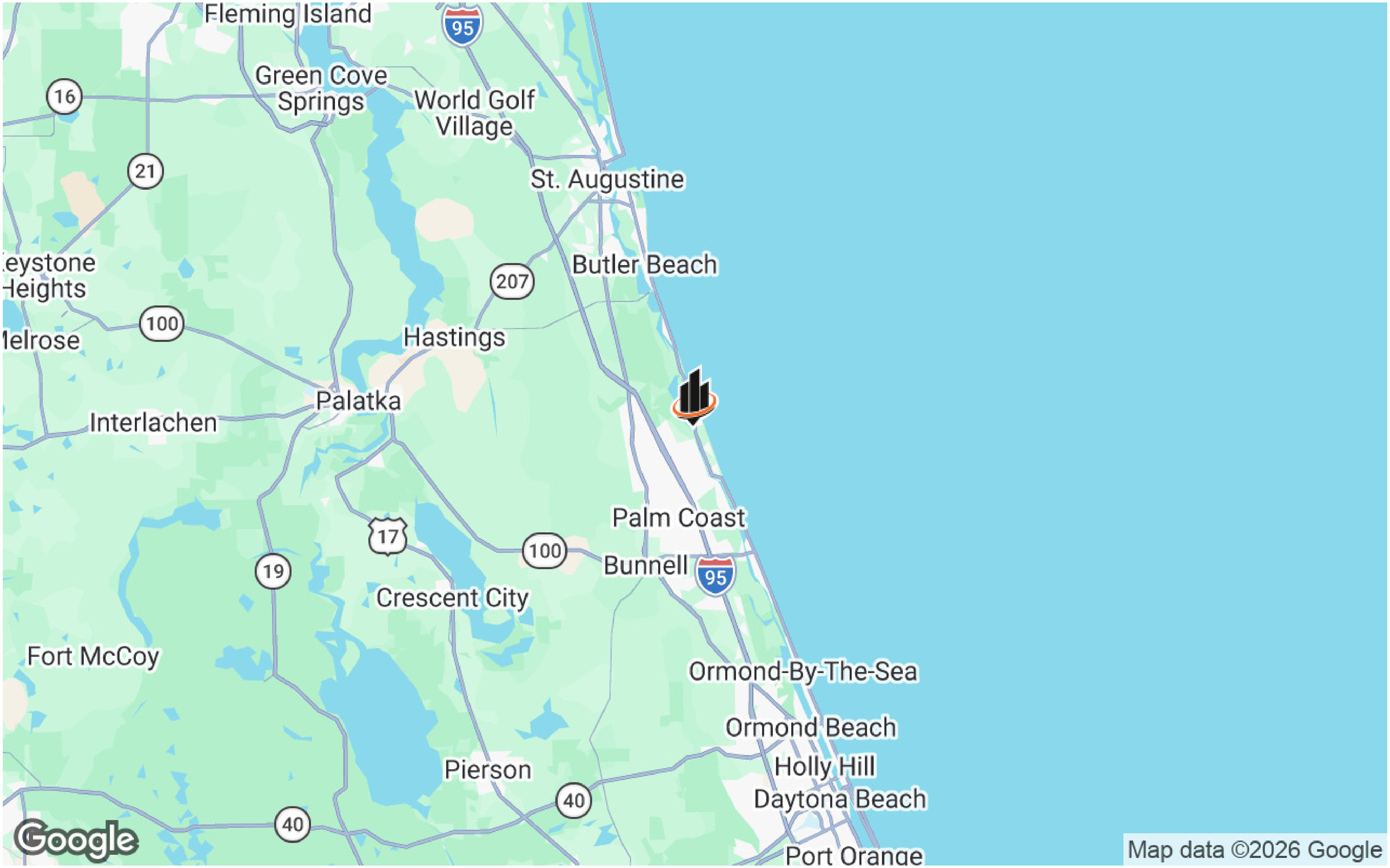
A marina in Palm Coast benefits from its position within a growing coastal community where quality waterfront sites are limited and difficult to replace, making it a compelling location for a marina investment with both operational stability and long-term upside.

FLAGLER COUNTY

Flagler County is an attractive and increasingly strategic marina market along Florida's northeast coast, positioned between St. Augustine and Daytona Beach with direct access to the Intracoastal Waterway and convenient proximity to the Atlantic Ocean. The county benefits from a growing coastal population, strong residential demand, expanding tourism, and a boating lifestyle supported by nearby waterfront communities, beaches, golf, fishing, and cruising destinations. For marina users and investors, Flagler County offers a compelling combination of navigable water access, a relaxed coastal setting, and connectivity to several established boating markets throughout Northeast and Central Florida.

The area is well suited for marina operations, transient dockage, boat storage, service, and waterfront hospitality uses, particularly as demand for quality marina infrastructure continues to grow across Florida. Waterfront land with existing marina use, protected access, and meaningful redevelopment or operational upside is increasingly difficult to secure. As a result, established marina properties in Flagler County are strategically valuable to buyers seeking long-term control in a growing coastal market with limited competing supply and strong lifestyle-driven demand.

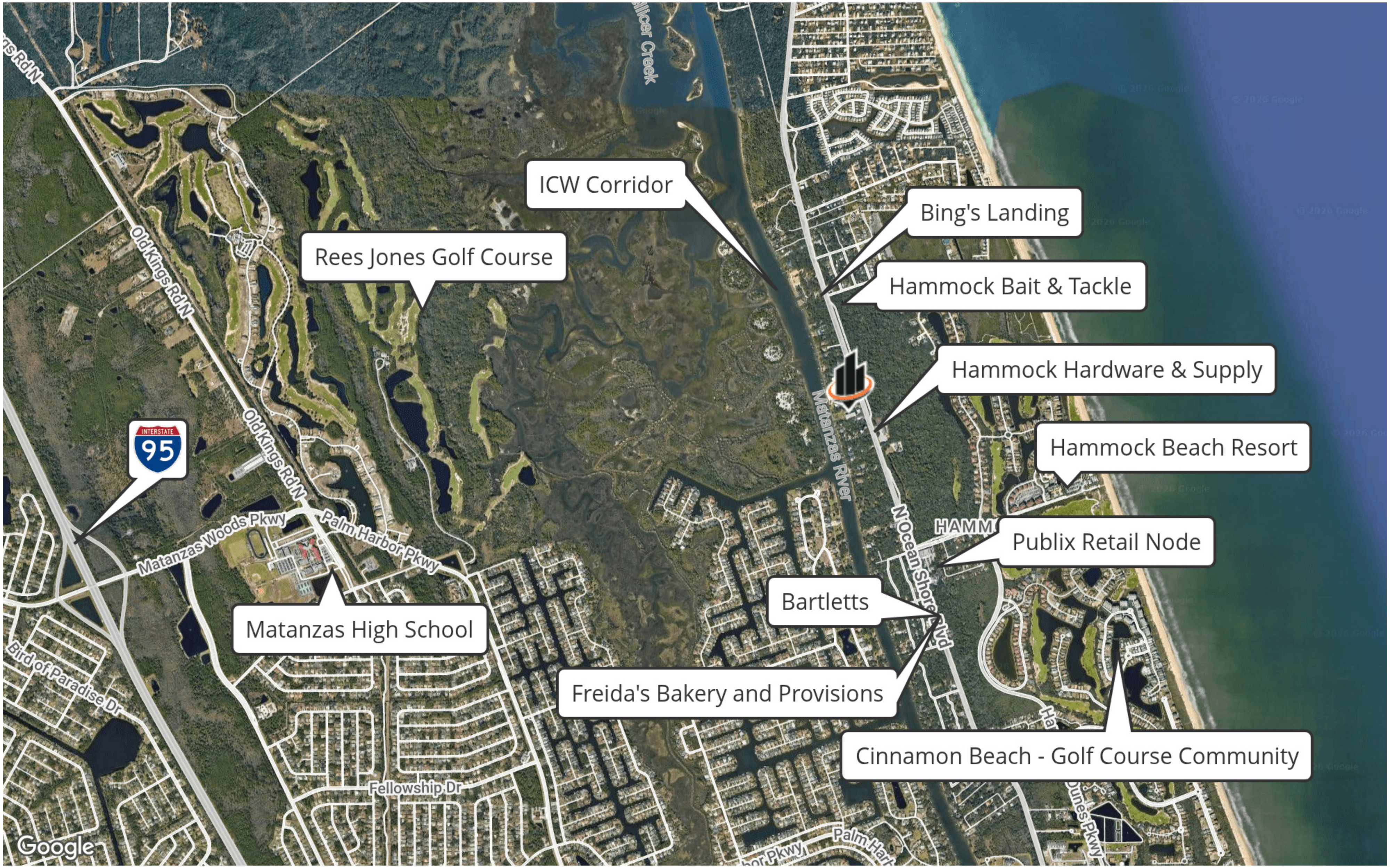
REGIONAL MAP



AERIAL MAP


N Ocean Shore Blvd
Google
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

AREA DEMAND DRIVERS & AMENITIES



MARKET RENT BENCHMARK SUPPORTS $20 PROFORMA ASSUMPTION

The regional marina rent survey benchmarks quoted dry storage rates at comparable facilities throughout Northeast and Central Florida, including Daytona Beach, St. Augustine, Ponce Inlet, Port Orange, and Jacksonville. The competitive set reflects quoted monthly dry storage rates ranging from **$13.00 to $24.00 per linear foot**, with an average of **$19.57 per linear foot**.

Hammock Harbour's proforma assumes a **$20.00 per linear foot monthly dry storage rate**, which is well within the competitive market range and only modestly above the comparable average. This assumption is further supported by the project's planned new-construction, fully enclosed dry stack facility, direct ICW frontage, A1A exposure, and location within an affluent coastal boating market.

As the only purpose-built dry stack marina serving the Palm Coast market, Hammock Harbour is expected to benefit from limited direct competition, strong pent-up demand, and a meaningful first-mover advantage. These factors should support a quick lease-up, strong stabilized occupancy, and the ability to command market-supported pricing upon completion

MARKET ANALYSIS

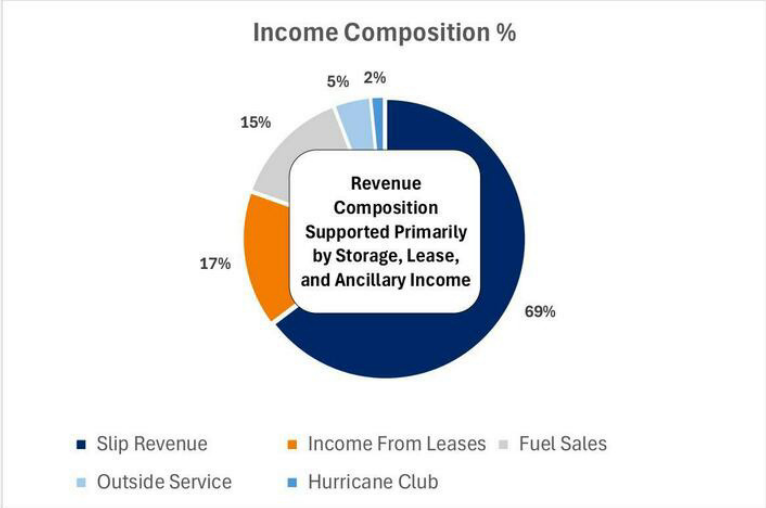
MARINA	CITY	# SLIPS	P/FT	QUOTED SIZE	MAX BOAT
LOGGERHEAD MARINA	Daytona Beach	129	$18 Outside $20 Inside	25' LOA	29' LOA
CATS PAW MARINA	St. Augustine	200	$23 Inside	32' LOA	43' LOA
SEVEN SEAS MARINA	Port Orange	66	$17 Inside	22' LOA	24' LOA
ST. AUGUSTINE SHIPYARD	St. Augustine	281	$22.50 Inside	32' LOA	40' LOA
MORNINGSTAR MARINAS MAYPORT	Jacksonville	-	$18 Inside	22' LOA	28' LOA
LAKESHORE MARINE CENTER	Jacksonville	250	$18 Inside Monthly	25' LOA	30' LOA
ARLINGTON MARINA	Jacksonville	-	$13 Inside	25' LOA	28' LOA
PALM COVE MARINA	Jacksonville	450+	$18.50 Inside Yearly	32' LOA	35' LOA
LOGGERHEAD INLET HARBOR	Ponce Inlet	265	$21.75 Inside Yearly	32' LOA	35' LOA
BEACH MARINE	Jacksonville	273	$24 Inside	32' LOA	40' LOA
		AVG.	**$19.57**		

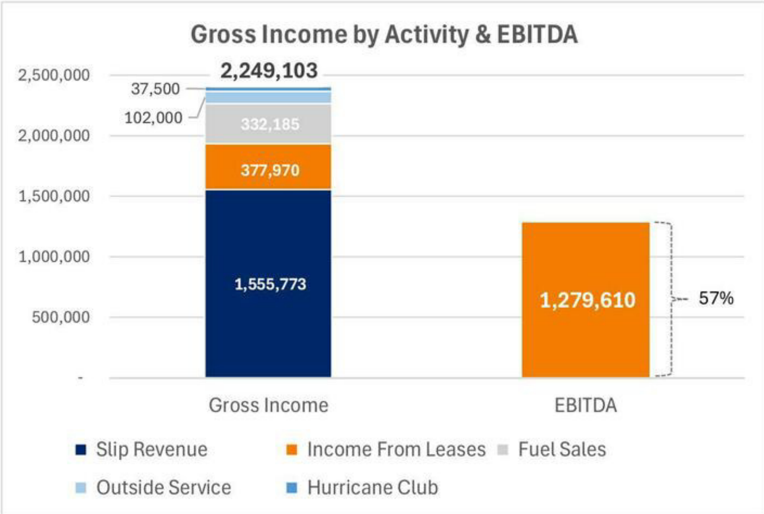
SECTION 3

Financial Snapshot

STABILIZED PROFORMA

Proforma Income Statement								
Hammock Harbour	**Marina**	%	**(NNN)**	%	**Restaurant**	%	**Total**	%
Gross Income:								
Slip Revenue	1,555,773	69%	-	0%	-	0%	1,555,773	69%
Fuel Sales	332,185	15%	-	0%	-	0%	332,185	15%
Hurricane Club	37,500	2%	-	0%	-	0%	37,500	2%
Outside Service	102,000	5%	-	0%	-	0%	102,000	5%
Lease Income	-	0%	76,570	3%	301,400	13%	377,970	17%
Vacancy	(152,496)	-7%	(3,829)	0%	-	0%	(156,325)	-7%
Total Revenue	**1,874,962**	83%	**72,741**	3%	**301,400**	13%	**2,249,103**	**100%**
Cost of Goods Sold:								
Fuel	232,530	10%	-	0%	-	0%	232,530	10%
Total COGS:	**232,530**	10%	**-**	0%	**-**	0%	**232,530**	**10%**
Gross Profit:	**1,642,433**	81%	**72,741**	4%	**301,400**	15%	**2,016,574**	**100%**
Operating Expenses:								
Personnel	339,885	17%		0%		0%	339,885	15%
Marketing	21,218	1%		0%		0%	21,218	1%
G&A	33,926	2%		0%		0%	33,926	2%
Utilities	42,436	2%	Included In CAM	0%	Included In CAM	0%	42,436	2%
Maintenance	24,000	1%		0%		0%	24,000	1%
Insurance	90,000	4%		0%		0%	90,000	4%
Property Tax	89,498	4%		0%		0%	89,498	4%
Forklift Lease	96,000	5%		0%		0%	96,000	4%
Total Expenses:	**736,963**	33%	**-**	0%	**-**	0%	**736,963**	**33%**
EBITDA:	**905,469**	**71%**	**72,741**	**6%**	**301,400**	**24%**	**1,279,610**	**57%**





DE-RISKED MARINA DEVELOPMENT WITH PROJECTED $1.28M STABILIZED EBITDA AND 9.3% YIELD-ON-COST

MARINA SUPPORTED BY RECURRING STORAGE REVENUE, ANCILLARY MARINE INCOME, AND LEASE INCOME

Hammock Harbour is projected to generate approximately **$2.25 million in stabilized gross revenue** and approximately **$1.28 million in EBITDA / NOI**, representing a projected **57% operating margin**. Based on an estimated total project cost of approximately **$13.78 million**, the development implies a stabilized yield-on-cost of approximately **9.3%**, before buyer-specific financing costs, acquisition adjustments, or final underwriting assumptions.

The income profile is anchored by recurring dry storage revenue and supplemented by fuel sales, restaurant lease income, commercial space, outside service income, and ancillary revenue.

ESTIMATED PROJECT BASIS AND STABILIZED YIELD-ON-COST

Based on the current development budget, the full project cost is estimated at approximately **$13.8 million**, inclusive of land, common site development costs, and vertical / marine construction costs. The budget includes an assumed **$6.5 million land basis**, approximately **$940,000 of common development costs**, and approximately **$6.34 million of construction costs** associated with the dry storage facility, commercial space, waterfront restaurant, docks, seawall / launch improvements, fuel system, sprinklers, utilities, and related reserves.

The modeled project cost is allocated across the three primary components of the development: approximately **$9.35 million** to the marina / dry storage component, approximately **$929,000** to the retail / commercial component, and approximately **$3.50 million** to the waterfront restaurant component. At stabilization, the project is projected to generate approximately **$1.28 million of EBITDA / NOI**, implying an estimated stabilized yield on total project cost of approximately **9.3%**, before consideration of financing costs, acquisition cost adjustments, or final buyer-specific underwriting assumptions.

KEY INVESTMENT HIGHLIGHTS

- **Only Purpose-Built Dry Stack Marina Serving Palm Coast:** Hammock Harbour is positioned to become the only purpose-built dry stack marina in the Palm Coast market, creating a meaningful first-mover advantage in a supply-constrained ICW location.
- **Fully Approved, Shovel-Ready Development:** The project has key entitlements and permits in place, significantly reducing development risk and accelerating the path to construction and stabilization.
- **204-Slip Marina Program Anchored by Recurring Storage Revenue:** The approved program includes 198 fully enclosed dry storage slips and 6 in-water lift slips, providing a recurring, high-margin revenue base.
- **Affluent Coastal Demand Base:** The property is located in an affluent Palm Coast / Flagler County boating market with limited competing marina infrastructure and strong demand for protected dry storage, waterfront dining, and marine services.
- **Market-Supported Rental Assumptions:** The proforma dry storage rate is supported by the regional competitive set and reflects pricing that is well within the range of comparable Northeast and Central Florida marina facilities.
- **Multiple Revenue Streams:** In addition to dry storage revenue, Hammock Harbour is projected to benefit from fuel sales, restaurant lease income, commercial space, outside service income, and ancillary marine-related revenue.
- **Projected $2.25M Stabilized Gross Revenue:** At stabilization, the project is projected to generate approximately $2.25 million in gross revenue supported primarily by recurring slip revenue and diversified lease and ancillary income.
- **Projected $1.28M Stabilized EBITDA / NOI:** The development is projected to generate approximately $1.28 million in stabilized EBITDA / NOI, representing an estimated 57% operating margin.
- **Attractive 9.3% Stabilized Yield-on-Cost:** Based on the estimated total project cost of approximately $13.78 million, the proforma implies a stabilized yield-on-cost of approximately 9.3%, before buyer-specific financing costs, acquisition adjustments, or final underwriting assumptions.
- **Scarce ICW + A1A Waterfront Site:** The property offers direct Intracoastal Waterway frontage and A1A exposure, making it a rare waterfront development site with marina, commercial, and hospitality-oriented upside.

ASSUMPTIONS

PROFORMA ASSUMPTIONS

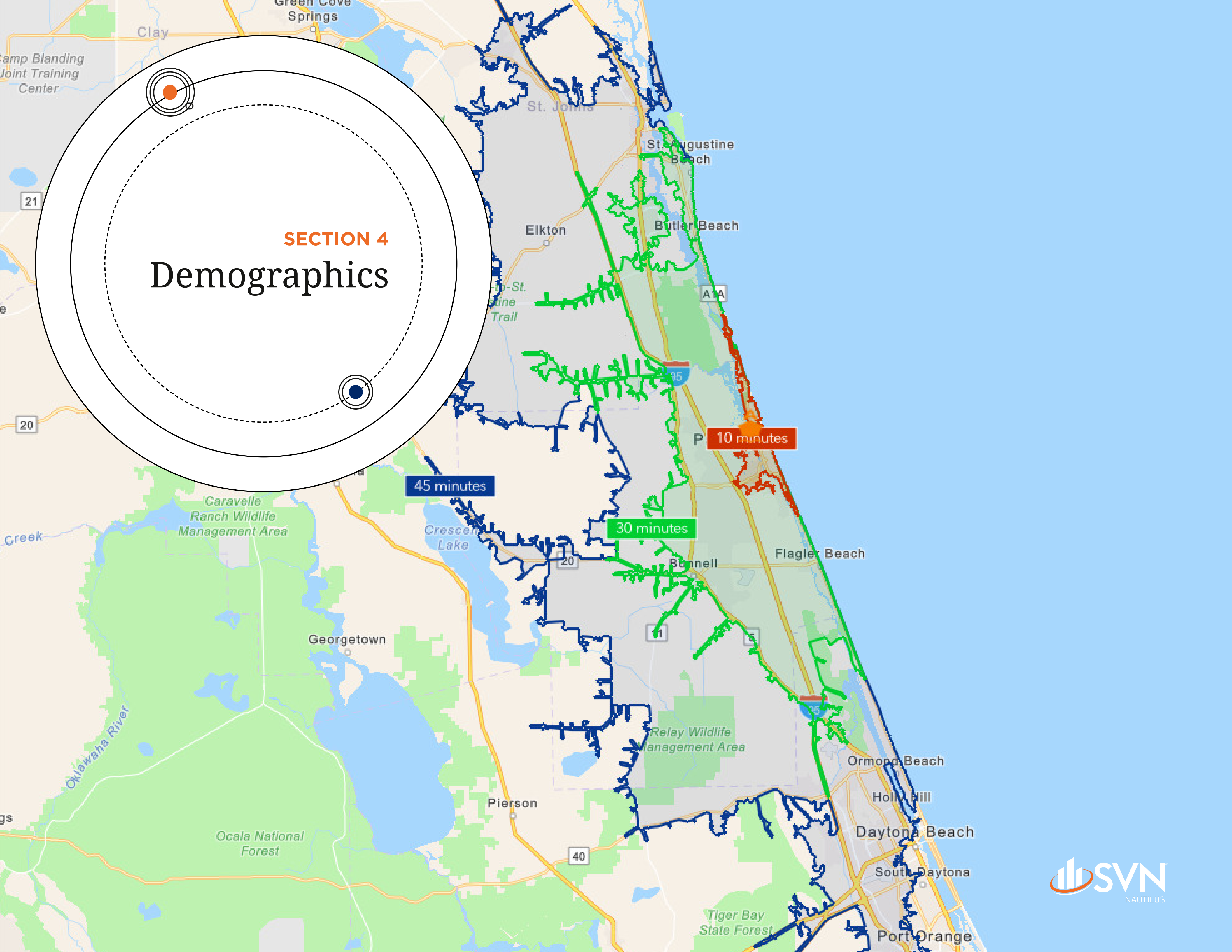
- Dry Storage Revenue: Assumes 198 dry storage slips, an average vessel length of 32.5' LOA, a monthly storage rate of $20 per linear foot, and stabilized occupancy of 90% by Year 3.
- Stabilization Timeline: Assumes a 12- to 18-month construction timeline, with operational stabilization achieved during the second full year of operation following completion.
- Fuel Revenue: Fuel sales are estimated based on 25 gallons per month per stored vessel, with fuel cost of goods sold reflected separately in the proforma.
- Restaurant Lease Income: Assumes the waterfront restaurant is delivered as a vanilla shell and leased to a third-party operator at $30 PSF in base rent, plus percentage rent equal to 2.5% of projected annual gross sales of $5.0 million.
- Commercial Lease Income: Commercial units are assumed to be leased on an NNN basis at rates ranging from $25 to $32 PSF, net of a 5% vacancy factor.
- Outside Service Income: Assumes an annual contractor / service access fee of $500 per stored vessel.
- Personnel Expense: Staffing assumptions include a general manager, assistant manager, office staff, lift driver, and dockhands, with a 23% payroll burden applied to base wages.
- Property Taxes: Property taxes are estimated using a millage rate of 18.17 per $1,000 of taxable value.
- Forklift Expense: Forklift lease expense assumes two 28,000-pound forklifts, inclusive of related maintenance.
- Development Cost Basis: Total estimated project cost includes the assumed land basis, common site development costs, and vertical / marine construction costs. The estimate excludes buyer-specific financing costs, closing costs, acquisition adjustments, and any buyer-directed design or scope modifications.

COST SUMMARY ASSUMPTIONS

COMPONENT	ESTIMATED COST
Assumed Land Basis	$6,500,000
Common Development Costs	$940,363
Marina / Dry Storage Construction	$4,832,921
Retail / Commercial Construction	$332,530
Restaurant Vanilla Shell	$1,176,000
Total Estimated Project Cost	**$13,781,815**
Stabilized EBITDA	$1,279,610
Implied Stabilized Yield on Cost	9.3%

SECTION 4

Demographics



HIGH-NET-WORTH COASTAL DEMAND BASE

Hammock Harbour is positioned within an affluent and growing coastal trade area that directly supports the project's dry storage, marina, service, fuel, and waterfront restaurant components. Within a 10-minute drive of the property, the market contains approximately **5,882 households**, with a **median net worth of approximately $1.02 million**, an **average net worth of approximately $3.26 million**, and a **Wealth Index of 181**. Approximately **50.6% of households within the immediate trade area have a net worth of $1.0 million or greater**, including approximately **30.9% with a net worth of $2.0 million or greater**, indicating a highly affluent customer base for premium boat storage, marina services, and waterfront hospitality.

The broader regional draw adds meaningful scale. Within a 30-minute drive, the trade area includes approximately **178,594 residents** and **79,805 households**, growing to a projected **200,384 residents** and **90,913 households by 2031**. Within a 45-minute drive, the market expands to approximately **441,493 residents** and **195,077 households**, with projected 2031 growth to approximately **487,726 residents** and **217,859 households**. This combination of immediate household wealth, broader population growth, and regional coastal lifestyle demand provides a strong foundation for a destination-oriented marina and waterfront dining concept.

Hammock Harbour's position is further enhanced by its expected status as the **only purpose-built dry stack marina serving the Palm Coast market**. In an affluent coastal community with limited competing marina infrastructure, this creates a meaningful first-mover advantage and positions the project to capture demand from local boat owners seeking convenient, protected, high-quality dry storage along the Intracoastal Waterway.

The wealth profile remains compelling beyond the immediate neighborhood. Within 30 minutes, approximately **33.3% of households have a net worth of $1.0 million or greater**, including approximately **18.0% with a net worth of $2.0 million or greater**. Within 45 minutes, approximately **28.3% of households have a net worth of $1.0 million or greater**, representing more than **55,000 millionaire households** in the broader regional trade area.

Consumer behavior data further supports the marina use case. Within the 10-minute trade area, adults are materially more likely than the national average to participate in power boating, with **729 adults participating in power boating during the past 12 months**, representing an MPI of **160**. The 30-minute trade area includes approximately **9,084 power boating participants** with an MPI of **139**, while the 45-minute trade area includes approximately **19,096 power boating participants** with an MPI of **120**. The market also indexes above average for related water-oriented activities, including kayaking, canoeing, saltwater fishing, and sailing, reinforcing the area's alignment with boating and marina demand.

The restaurant component is also supported by strong dining behavior. Within a 30-minute drive, approximately **113,934 adults** visited a family restaurant or steakhouse within the past six months, and approximately **75,557 adults** went for dinner. Fine dining demand is also meaningful, with approximately **28,034 adults** visiting a fine dining restaurant within the past six months and **21,970 adults** visiting within the past 30 days. Within the 45-minute drive time, the market expands to approximately **274,881 adults** who visited a family restaurant or steakhouse within the last six months, **181,363 adults** who went for dinner, and **63,222 adults** who visited a fine dining restaurant within the past six months.

Taken together, the data supports positioning Hammock Harbour as more than a storage facility. The project is located in a high-net-worth coastal market with demonstrated demand for boating, outdoor recreation, waterfront dining, and marina-related services. As the only purpose-built dry stack serving Palm Coast, Hammock Harbour is well positioned to achieve strong lease-up, maintain high stabilized occupancy, and serve as a premium marina destination anchored by recurring dry storage revenue, fuel and service demand, and a waterfront restaurant amenity.

Hammock Harbour - Combined Demographic, Boating, Leisure & Dining Metrics

5658 N Ocean Shore Blvd, Palm Coast, FL 32137 | Drive-time trade areas: 10, 30, and 45 minutes

Category	Metric	10-Minute Drive	30-Minute Drive	45-Minute Drive
Demographics	2026 Population	11,630	178,594	441,493
Demographics	2031 Projected Population	12,405	200,384	487,726
Demographics	2026 Households	5,882	79,805	195,077
Demographics	2031 Projected Households	6,367	90,913	217,859
Demographics	2026–2031 Household Growth	1.60% annually	2.64% annually	2.23% annually
Demographics	Median Age	64.9	55.2	50.3
Income & Wealth	2026 Median Household Income	$103,854	$88,519	$81,017
Income & Wealth	2031 Median Household Income	$124,261	$104,437	$96,307
Income & Wealth	2026 Average Household Income	$153,839	$123,282	$115,915
Income & Wealth	2026 Per Capita Income	$79,032	$55,183	$51,391
Income & Wealth	Wealth Index	181	124	110
Income & Wealth	Median Net Worth	$1,017,163	$500,438	$367,202
Income & Wealth	Average Net Worth	$3,262,144	$2,024,084	$1,728,590
Income & Wealth	Households with $1M+ Net Worth	2,976	26,596	55,311
Income & Wealth	% of Households with $1M+ Net Worth	50.6%	33.3%	28.3%
Income & Wealth	Households with $2M+ Net Worth	1,816	14,352	30,124
Income & Wealth	% of Households with $2M+ Net Worth	30.9%	18.0%	15.4%
Income & Wealth	2026 Median Home Value	$560,212	$426,031	$407,552
Income & Wealth	2026 Average Home Value	$649,003	$506,409	$475,748
Boating & Leisure	Participated in Power Boating, Last 12 Months	729 adults / 6.8% / MPI 160	9,084 adults / 6.0% / MPI 139	19,096 adults / 5.1% / MPI 120
Boating & Leisure	Participated in Canoeing or Kayaking, Last 12 Months	977 adults / 9.2% / MPI 129	13,400 adults / 8.8% / MPI 123	30,129 adults / 8.1% / MPI 114
Boating & Leisure	Participated in Saltwater Fishing, Last 12 Months	532 adults / 5.0% / MPI 141	6,160 adults / 4.0% / MPI 114	14,153 adults / 3.8% / MPI 108
Boating & Leisure	Participated in Golf, Last 12 Months	1,612 adults / 15.2% / MPI 181	16,583 adults / 10.9% / MPI 130	35,682 adults / 9.6% / MPI 115
Restaurant Demand	Visited Family Restaurant / Steakhouse, Last 6 Months	8,076 adults / 75.9% / MPI 105	113,934 adults / 74.7% / MPI 103	274,881 adults / 73.9% / MPI 102
Restaurant Demand	Visited Family Restaurant / Steakhouse for Dinner, Last 6 Months	5,195 adults / 48.8% / MPI 103	75,557 adults / 49.6% / MPI 105	181,363 adults / 48.7% / MPI 103
Restaurant Demand	Visited Fine Dining Restaurant, Last 6 Months	2,588 adults / 24.3% / MPI 148	28,034 adults / 18.4% / MPI 112	63,222 adults / 17.0% / MPI 103
Restaurant Demand	Visited Fine Dining Restaurant, Last 30 Days	2,092 adults / 19.7% / MPI 159	21,970 adults / 14.4% / MPI 117	48,577 adults / 13.1% / MPI 106
Restaurant Demand	Visited Fine Dining 2+ Times, Last 30 Days	1,288 adults / 12.1% / MPI 198	11,692 adults / 7.7% / MPI 125	24,831 adults / 6.7% / MPI 109
Notes	*MPI = Market Potential Index, where 100 represents the U.S. average. Values above 100 indicate above-average likelihood for the activity or behavior.*			*Sources: Esri 2026 forecasts, Esri Market Profile, Net Worth Profile, Sports & Leisure Market Potential, Restaurant Market Potential.*

ADVISOR BIO 1

DAVID KENDALL, CCIM

Managing Director
david.kendall@svn.com
Direct: **561.723.8463**

PROFESSIONAL BACKGROUND

David Kendall is a seasoned commercial real estate professional with a focus on the sale, development, and acquisition of marine facilities and businesses. With over 25 years of experience in real estate brokerage and finance, David brings a wealth of knowledge to every transaction. A Florida State University graduate with a Bachelor of Science in Finance, David is a licensed Florida Real Estate Broker and earned his prestigious CCIM designation in 2022, establishing him as a recognized expert in commercial and investment real estate.

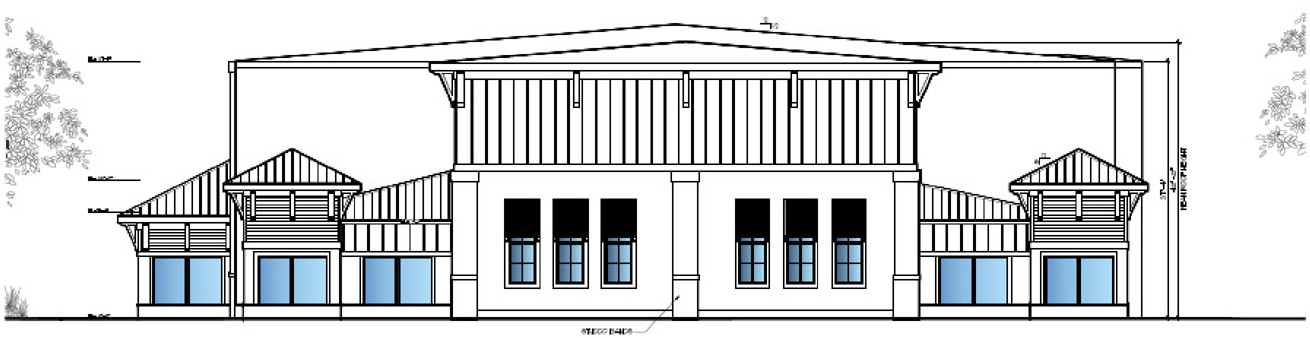
David's extensive experience spans valuation, financial analysis, leasing, portfolio investment management, sales, and marketing. He has navigated multiple economic cycles, continuously evolving his strategies to benefit his clients. Trusted by both institutional and private investors, David has facilitated acquisitions and divestitures of marine properties and businesses across varying market conditions.

As part of SVN, the only national commercial real estate firm with a specialized marina and marine advisory practice, David has access to an extensive network of experts. SVN Marinas was strategically created by seasoned marine specialists, with co-locations in Palm Beach County, FL, and Cape Cod, MA, allowing for efficient, nationwide service across the U.S. and the Caribbean. SVN's 200+ offices and 1,600 advisors reinforce its reputation as a leading national real estate firm.

David's expertise in large marina transactions combines technical skill with a powerful network of qualified acquirers. Known for his deep knowledge of the commercial waterfront, he is a trusted advisor to marina owners, operators, private equity firms, institutional investors, and developers. Whether you're looking for insights into an existing marina, considering a new development, or seeking fresh perspective from a dedicated marina specialist, David's commitment, experience, and industry knowledge provide a unique advantage.

SVN | Nautilus
810 Saturn St. Suite 24,
Jupiter, FL 33477

EAST ELEVATION



EAST ELEVATION
SCALE: 1/8" = 1'-0"

ATELIER DESIGN GROUP
ARCHITECTURE + INTERIORS
P.O. BOX 353217
PALM COAST, FL 32135
DAVID@ATELIER-DESIGNGROUP.COM 386.503.5163

A BUILDING FOR:
HAMMOCK HARBOR
DRY BOAT STORAGE PALM COAST, FL 32137

A2

DATE: 5.14.26

SOUTH ELEVATION

WEST ELEVATION