



OFFERING MEMORANDUM

Drifters Marina & Grill

6603 LAKE TULLOCH PL

Copperopolis, CA 95228

PRESENTED BY:

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Listed in conjunction with:

Cameron Irons, SVN | Vanguard, San Diego, CA

CA DRE# 01176224

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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.

An aerial photograph of a lake with a marina. The marina is filled with various boats, including motorboats and pontoon boats, docked at wooden piers. In the background, there are several large, modern houses with blue roofs and balconies, situated on a hillside overlooking the water. The surrounding landscape is hilly with sparse trees and dry grass.

SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$5,750,000
TITLE VESTING:	Fee Simple
MARINA:	Wet 48 Slips Dry 19 Slips
RESTAURANT:	±1,130 SqFt <i>Liquor License Included</i>
APARTMENT:	2 Bed 1 Bath + Balcony
AMENITIES:	Fuel Dock Private Launch Parking
OPERATING MONTHS:	April - October (Seasonally Open)
CAP RATE (2024):	7.06%

PROPERTY DESCRIPTION

SVN Marinas, in partnership with **SVN Vanguard**, proudly presents Drifters Marina & Grill. Nestled along the picturesque shores of Lake Tulloch, California, one of the only reservoirs in California with the majority of waterfront properties owned fee simple, this unique business enjoys a steady influx of seasonal visitors, drawn to one of the most sought-after vacation destinations in the Sierra Nevada Foothills, conveniently located just east of Modesto and Stockton in Calaveras County.

The marina boasts 48 wet slips and 19 dry slips, offering a range of amenities, including dockside fueling, waterfront dining, a private launch, advanced security, and ample parking. The dry slips, situated in covered garage bays behind the restaurant, allow tenants to store, maintain, and launch their boats with ease.

Drifters Marina & Grill is the only supplier of self-service marine fuel on Lake Tulloch, meeting high demand from a captive audience of boaters. The restaurant, renowned for being the only waterfront dining venue on the lake, holds an exclusive liquor license, attracting a large crowd throughout the busy season from March to September.

Included in the sale of Drifters Marina & Grill is a 2-bedroom, 1-bathroom apartment located above the restaurant, offering expansive lake views. This unique feature provides ownership with convenient on-site living or can be used as a vacation rental in this highly desirable location.

COMPLETE HIGHLIGHTS



MARINA

- 48 Wet Slips
- 19 Self Storage Dry Slips in covered bays
- One of the only locations on Lake Tulloch for dockside fuel
- Advanced security systems with key card gated access.
- Private Launch exclusively for use by customers and tenants
- Seasonally open for 6 months of each year



RESTAURANT

- The only dockside dining location on Lake Tulloch
- Seating Occupancy 100
- Holds the sole liquor license for the surrounding area of Lake Tulloch
- Opportunity to acquire an adjacent, undeveloped lot for expansion
- Best-in-Class POS system for streamlined operations and metrics tracking
- Irreplaceable waterfront real estate
- Seasonally open for 6 months of each year



OWNER'S CONDO

- Waterfront apartment with expansive views of Lake Tulloch
- 2 Bedroom 1 Bath
- Neighboring apartment sold \$950,000 on 9/6/2024
- Provides ownership convenient onsite residence above Drifters Marina & Grill
- Can be utilized as a seasonal or nightly vacation rental generating an additional income

SITE PLAN



MARINA PHOTOS



RESTAURANT PHOTOS



OWNER'S APARTMENT PHOTOS



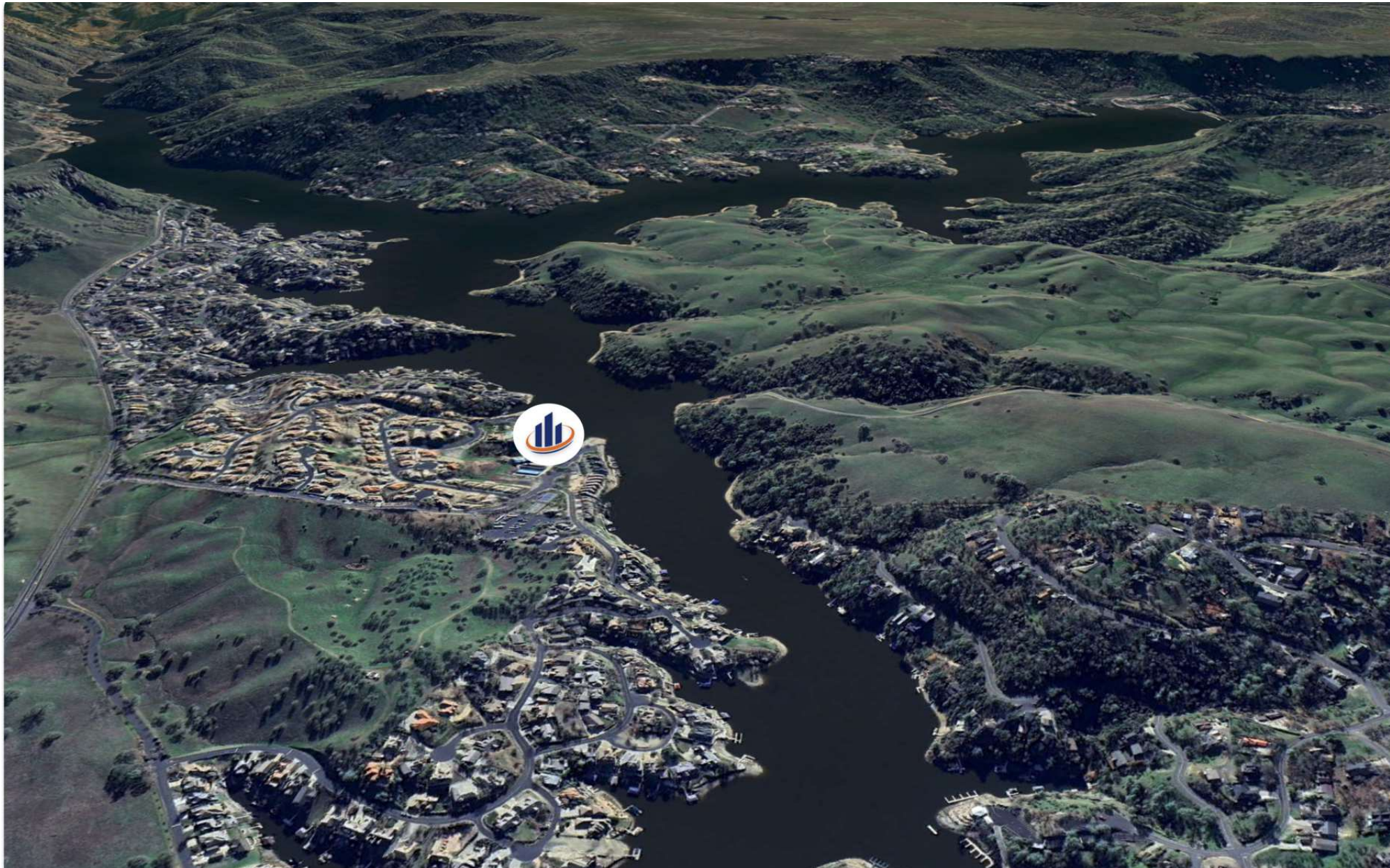


SECTION 2

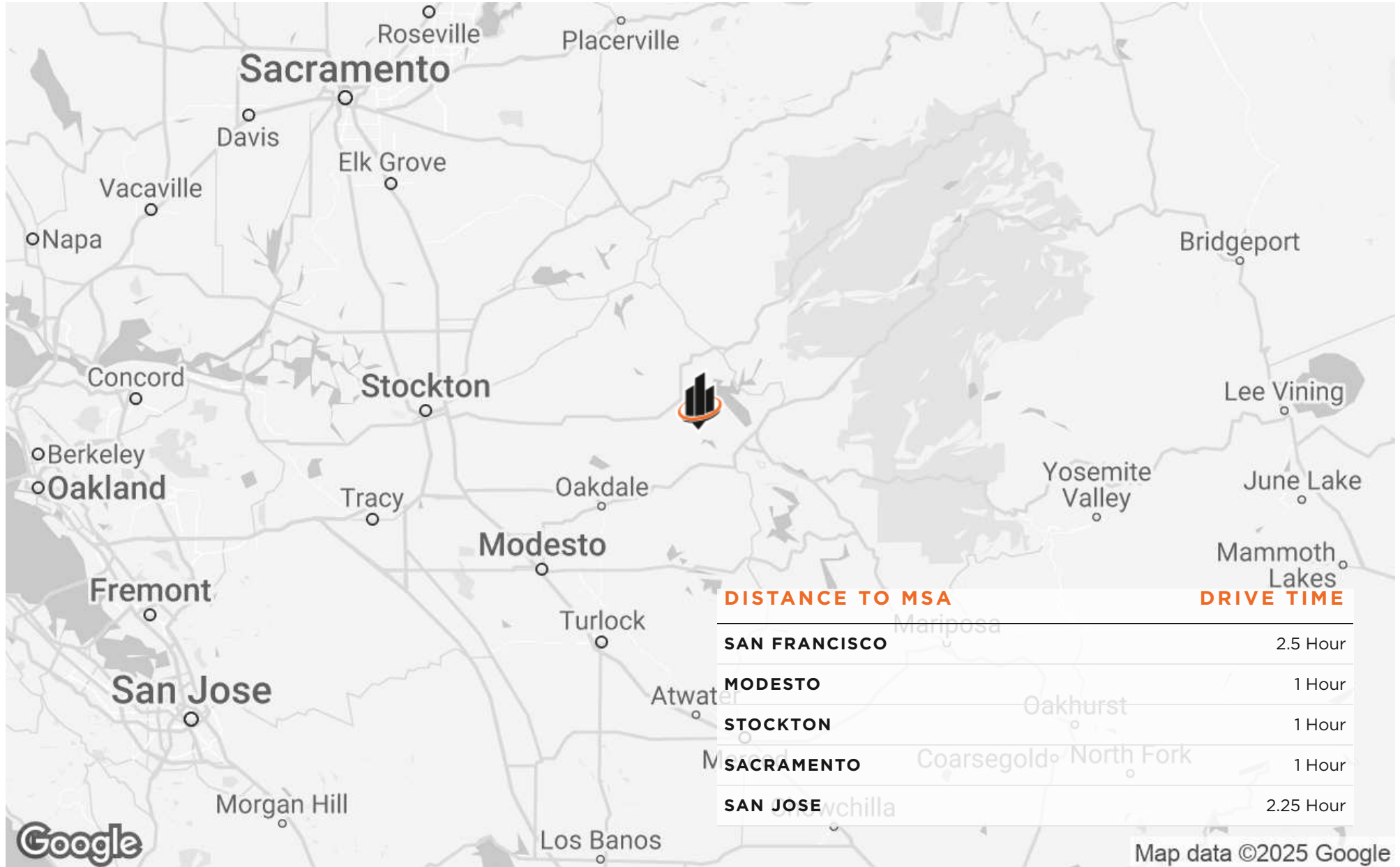
**Location
Information**



AERIAL MAP



DRIVE TIME MAP



An aerial photograph of Lake Tulloch, showing a boat moving across the water and leaving a white wake. The lake is surrounded by a dense forest of trees on a hillside. In the foreground, a large white circular graphic is overlaid on the left side of the image. This graphic contains the text 'SECTION 3 About Lake Tulloch'. The text 'SECTION 3' is in orange, and 'About Lake Tulloch' is in black. There are two small circular icons on the graphic: one with an orange dot at the top left and one with a blue dot at the bottom right.

SECTION 3

**About Lake
Tulloch**

ABOUT LAKE TULLOCH



A POPULAR VACATION DESTINATION

Lake Tulloch is an increasingly popular vacation and lifestyle destination, especially for those seeking a mix of outdoor recreation, luxury living, and a serene environment. Located in the Sierra Nevada foothills of Northern California, it offers a unique combination of year-round recreational activities and proximity to major cities like San Francisco and Sacramento, making it an attractive getaway for both weekend travelers and long-term residents.

Lake Tulloch is well-known for its clear, calm waters, making it a prime spot for water sports like boating, fishing, jet skiing, and wakeboarding. Its appeal extends to families, adventure seekers, and retirees alike. The lake is surrounded by vacation homes and rental properties, which are in high demand, especially during peak summer months, reflecting the area's status as a sought-after destination for both short vacations and second-home ownership.

One key attraction is that it's one of the few lakes in California where you can own property with a private dock, which draws in affluent vacationers and real estate investors. Nearby, there's access to wine-tasting in Calaveras County, and outdoor activities like hiking and golf, adding to its well-rounded appeal.

Beyond vacations, Lake Tulloch offers an upscale, relaxed lifestyle for those looking to escape the hustle and bustle of city life. Its location in the rolling hills provides scenic beauty and tranquility, yet it's not far from urban amenities. The growing community of luxury lakefront homes attracts individuals looking for both a weekend escape and a more permanent lakeside living experience.



SECTION 4
Advisor Bios

SENIOR ADVISOR - JOSH SHEPPARD



JOSH SHEPPARD

Advisor

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PROFESSIONAL BACKGROUND

Josh Sheppard is an Advisor at SVN Safe Haven Advisors specializing in the sale, development, and acquisition of marinas and marine businesses. He holds a degree in Finance from the University of Central Florida and has successfully transacted large-scale, complex transactions in Commercial Real Estate.

With a proven track record in negotiating complex deals and provides comprehensive services in valuation, financial analysis, leasing, portfolio investment management, sales, and marketing. He has advised both institutional and private investors in acquiring or divesting properties and businesses.

Josh is part of SVN, a national commercial real estate firm with over 200 offices and 1,600 advisors. SVN is the only national commercial real estate firm with a dedicated marina and marine advisory practice. The SVN Marinas Alliance, formed by marina and marine specialists David Kendall and Mike Howell, operates as SVN | Safe Haven Advisors. With co-locations in Palm Beach County, FL, and Cape Cod, MA, the SVN Marinas members can effectively and efficiently serve clients throughout the United States and the Caribbean.

SVN | Safe Haven Advisors is strategically positioned to advise on large marina transactions requiring sophisticated transaction expertise and access to highly qualified acquirers. Josh's understanding of marine businesses and marina operations has established him as a valuable resource for marina owners, operators, private equity, institutional investors, and developers.

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MANAGING DIRECTOR - DAVID KENDALL



DAVID KENDALL, CCIM

Managing Director

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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.

EDUCATION

Founding Member of SVN | Marinas Product Council
25+ Years of Real Estate Brokerage & Finance Experience
Specialized in Marinas, Marine Properties, and Marine Businesses
BS, CCIM
FL Broker License #3218296

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MANAGING DIRECTOR - CAMERON IRONS



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PROFESSIONAL BACKGROUND

David Kendall is a CRE professional specializing in the sale, development, & acquisition of marine facilities and marine businesses. With over 20 years of experience in Real Estate Brokerage & Finance. David holds a Bachelor of Science in Finance from Florida State University, and is a licensed Florida Real Estate Broker. Having earned his CCIM designation in 2022, David is a recognized expert in the disciplines of commercial and investment real estate.

David has proven to be a successful negotiator in the industry whose experience in Commercial Real Estate includes valuation, financial analysis, leasing, portfolio investment management, sales, & marketing. He has experienced multiple economic and property market cycles, through downturn and improvement, continually evolving and improving for the benefit of his clients. David has advised institutional and private investors to acquire or divest of marine properties and businesses.

SVN is the only national commercial real estate firm with a dedicated marina & marine advisory practice. SVN Marinas Alliance was strategically formed by marina and marine specialists David Kendall and Mike Howell, together as SVN | Safe Haven Advisors. With co-locations in Palm Beach County, FL and Cape Cod, MA, the SVN Marinas members can effectively and efficiently serve clients throughout the United States and Caribbean. SVN is a leading national commercial real estate firm with over 200 offices and 1,600 advisors.

David is uniquely capable to advise on large marina transactions that require both sophisticated transaction expertise and the relationships necessary to access highly qualified acquirers. With a focus on commercial waterfront, David Kendall has established himself as a knowledgeable resource for marina owners, operators, private equity, institutional investors, & developers, with whom he consults for on a regular basis. Whether

you have an existing marina, marina development, working boatyard, or if you would like a fresh look from a dedicated and specialized marina specific broker, you will benefit from the expertise of David's extensive experience, knowledge, passion, and commitment that is unmatched in the industry.

EDUCATION

Founding Member of SVN | Marina Alliance
20+ Years of Real Estate Brokerage & Finance Experience
Specialized in Marinas and Marine Properties
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