

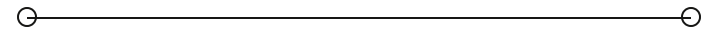
An aerial photograph showing a marina with numerous boats docked at a pier. The marina is situated on a body of water, surrounded by lush green trees. In the background, there are several large industrial or commercial buildings, a parking lot, and a residential area with houses and streets. The sky is overcast.

OFFERING MEMORANDUM

Wharf Harbor Marina

99 ALEXANDER AVE

Peoria, IL 61603



PRESENTED BY:

DAVID COUPE

O: 312.789.4866

david.coupe@svn.com

IL #471.016180

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.



Table of Contents

4	PROPERTY INFORMATION		18	PRO FORMA FINANCIAL ANALYSIS	
	Property Summary	5		PRO FORMA Financial Summary	19
	Complete Highlights	6		PRO FORMA Income & Expenses	21
	Site Plan	7			
	Wet Slip Map	8			
	Dry Storage Map	9	23	DEMOGRAPHICS	
	Retail Store	10		Demographics Map & Report	24
	Additional Photos	11			
	Additional Photos	12	25	ADVISOR BIOS	
	Additional Photos	13		David Coupe	26
14	LOCATION INFORMATION				
	Regional Map	15			
	Location Map	16			
	Aerial Map	17			



SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$999,999
LOT SIZE:	22.5 Acres
PRICE/SF:	\$42.19
PRICE/SLIP:	\$14,990
PROPERTY TAXES:	\$23,664.66 (2020)
ZONING:	I-2
APN:	14-35-330-006 14-35-376-007
VIDEO:	View Here

PROPERTY OVERVIEW

This is an amazing opportunity to own a well-established Marina in a market that is underserved and poised for growth. Wharf Harbor Marina is a 100 slip, full-service marina that sits on 22.5 picturesque acres on the Illinois River just 2½ miles north of the Peoria Central Business District. The real estate and all assets of the business are included in the sale. There is the potential to add an additional 50+ wet slips. The newly renovated retail store is ready for a liquor license. New boat dealerships in the region are virtually non-existent between Chicago and The Lake of the Ozarks in Missouri. This site is the perfect location for a regional multi-brand sales & service operation. This site is also strategically located between Komatsu and O'Brien Steel and could easily be converted to a barge terminal. Peoria is the largest city on the Illinois river which is a critical leg of the 'Great Loop' between Chicago and St Louis. With several hundred Yachting enthusiasts called 'Loopers' making that scenic journey per year, this site could easily become a major destination. Bring your marina management expertise to a loyal clientele and region that yearns to support a modern, full-service marina facility. Call David Coupe at 847-812-8414 for a full Offering Memorandum and tour this exceptional property.

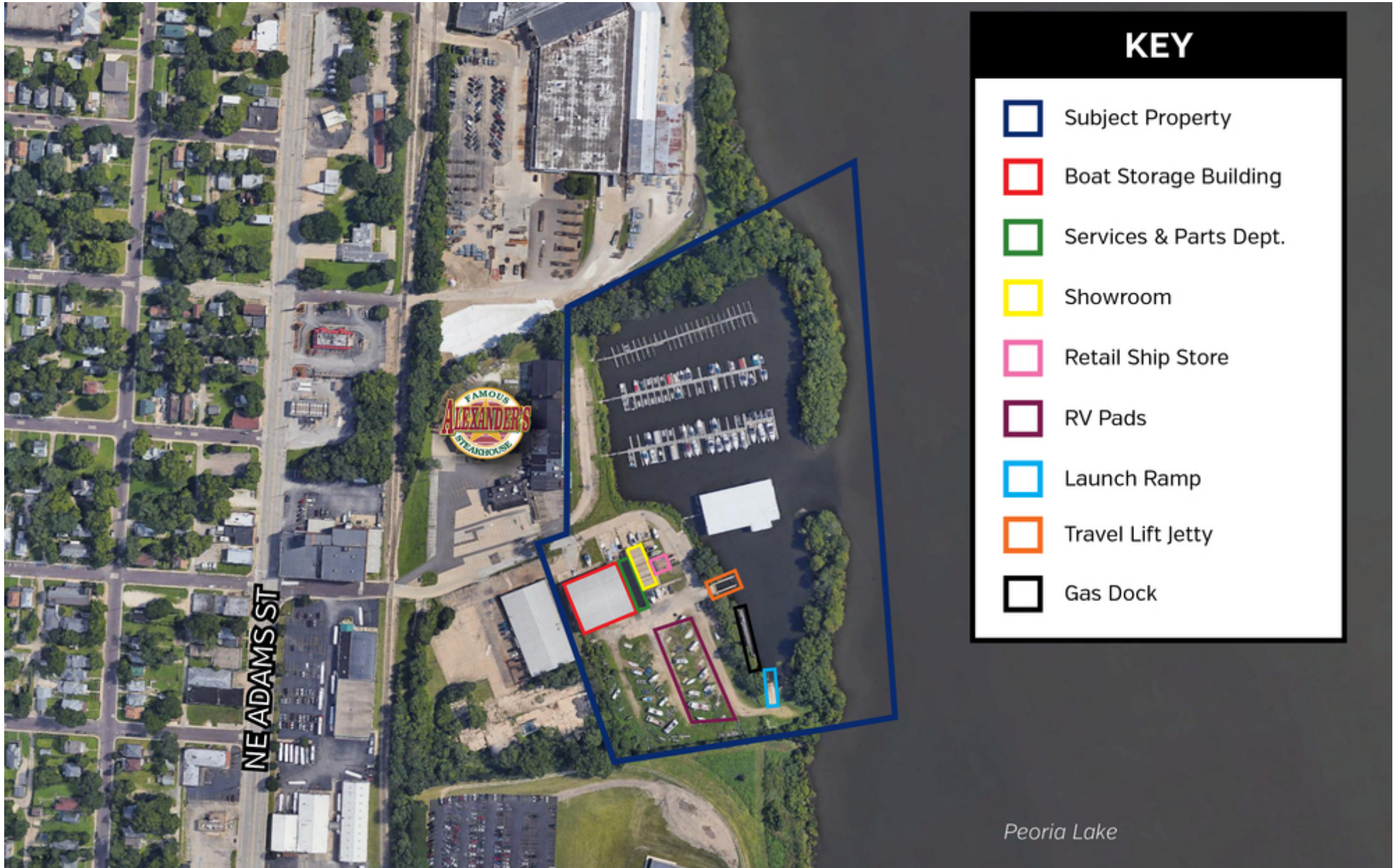
COMPLETE HIGHLIGHTS



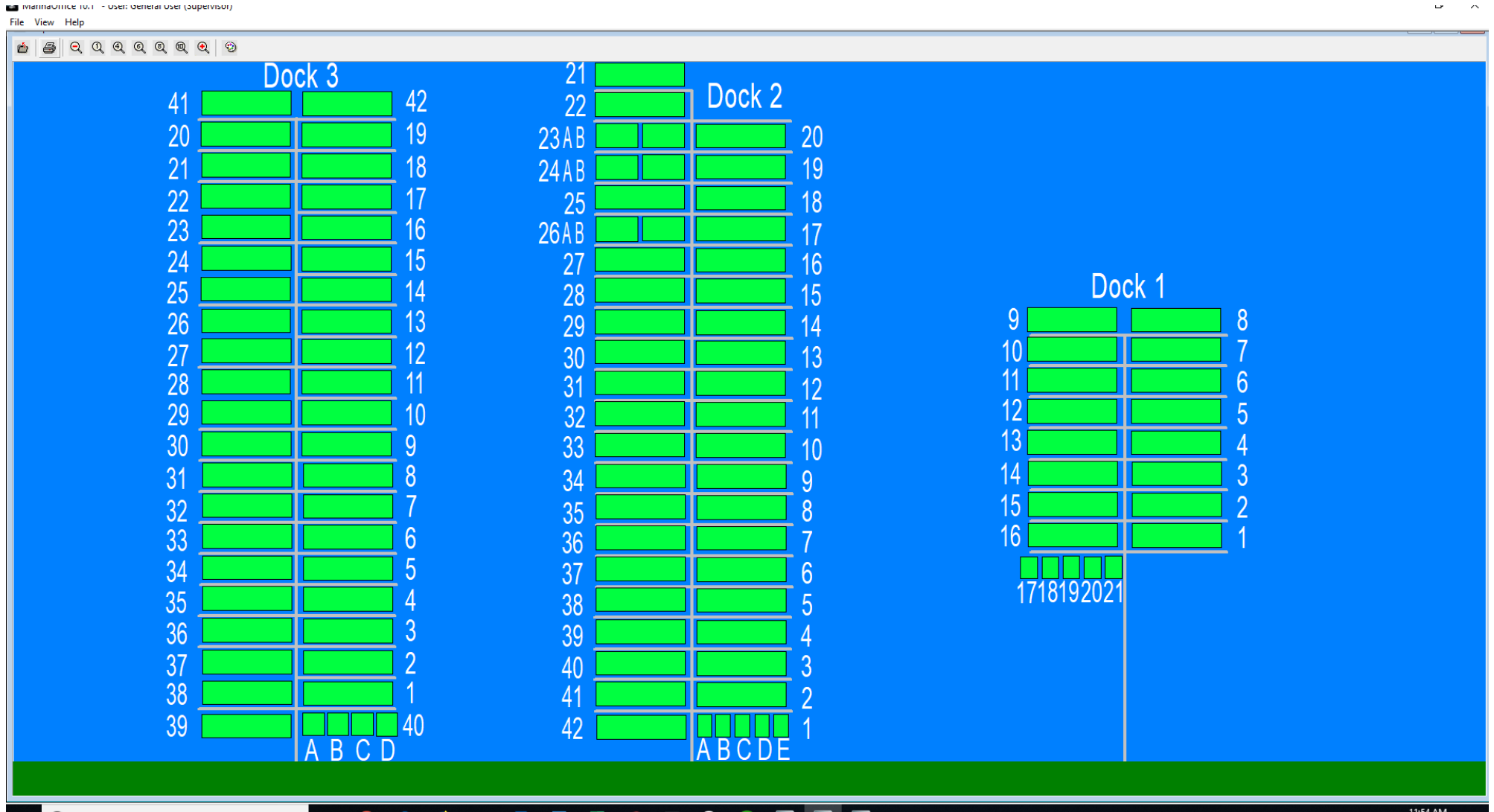
PROPERTY HIGHLIGHTS

- 100 Wet Slips
- 16 Covered Slips
- Electric and Water Hook-ups
- Space to add an additional 50 Wet Slips
- Full Service and Parts Department
- Retail Ship Store ready for Liquor License
- Yacht Sales Showroom
- Launch Ramp and Jetty
- 2 Travel Lifts - 30,000lb & 60,000 lb. Capacity
- Gas Dock With New Dispenser
- Waste Pump-out
- Indoor and Outdoor Dry Storage
- 16 RV Pads with Water and Electric
- Restrooms & Showers
- WiFi
- Fully Integrated Marina Management Software
- Adjacent to the iconic Alexanders Steakhouse
- Important stop on the "Great Loop" Between Chicago and St. Louis
- Peoria is the largest city on the Illinois River

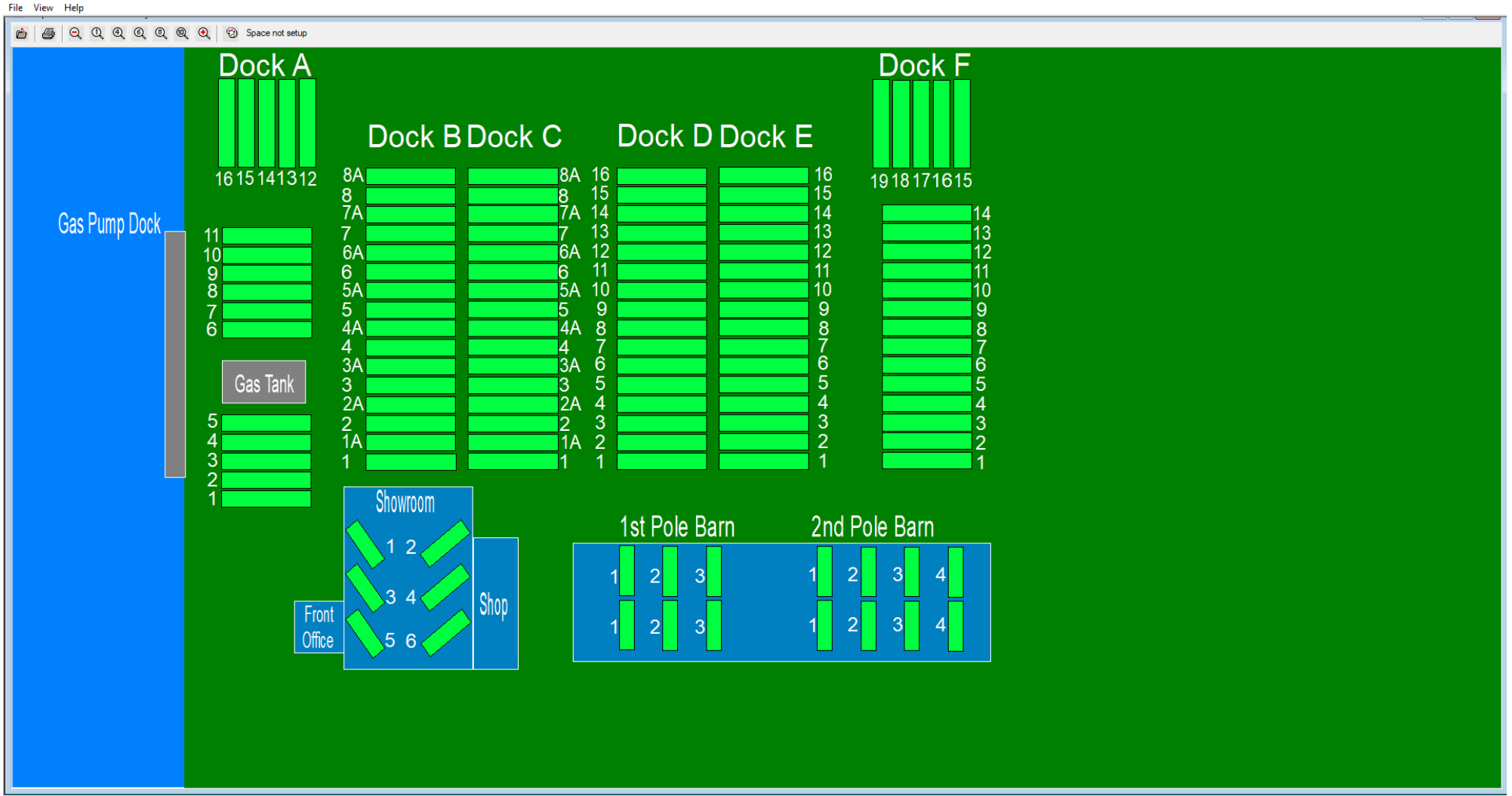
SITE PLAN



WET SLIP MAP



DRY STORAGE MAP



RETAIL STORE



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



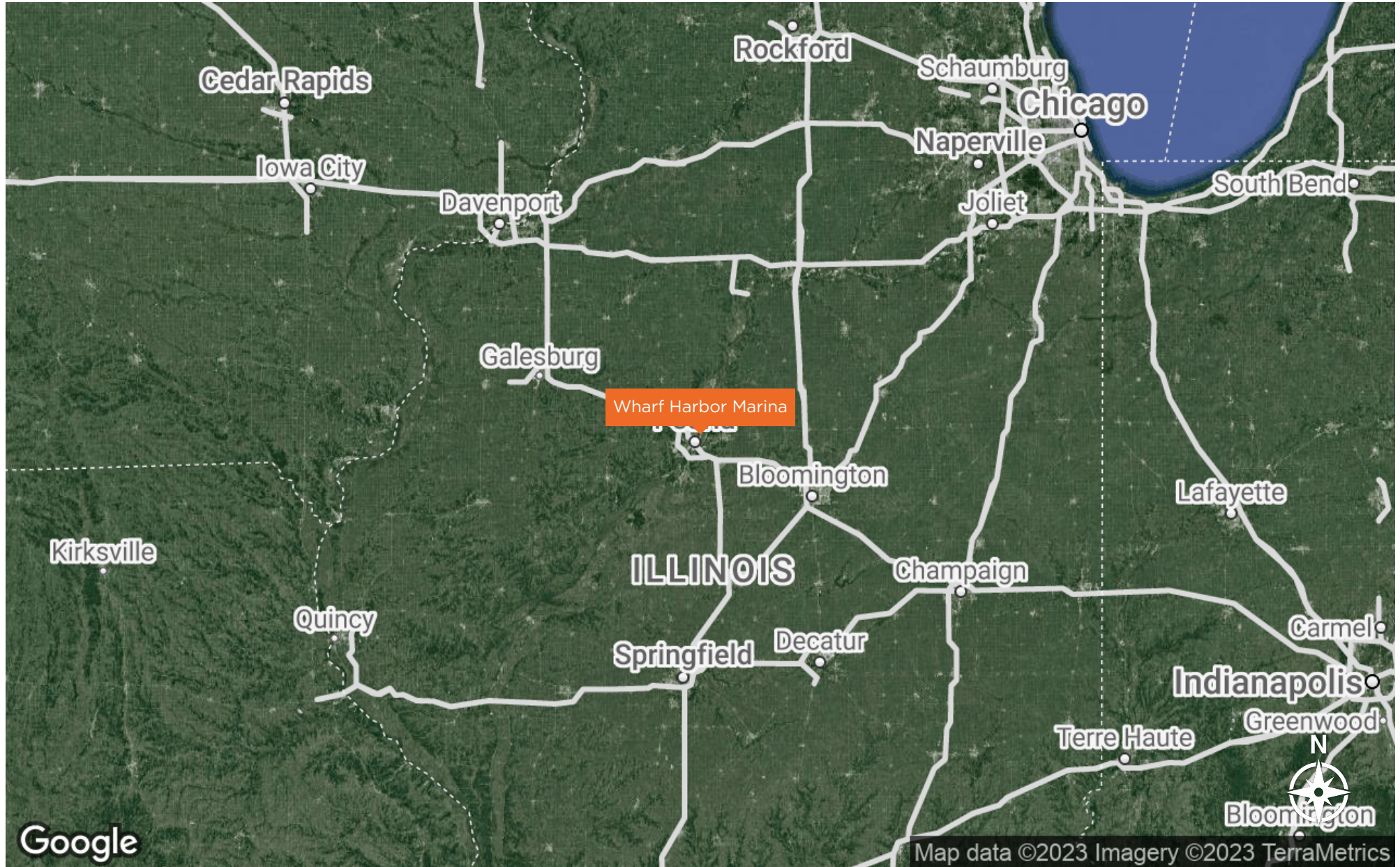
ADDITIONAL PHOTOS



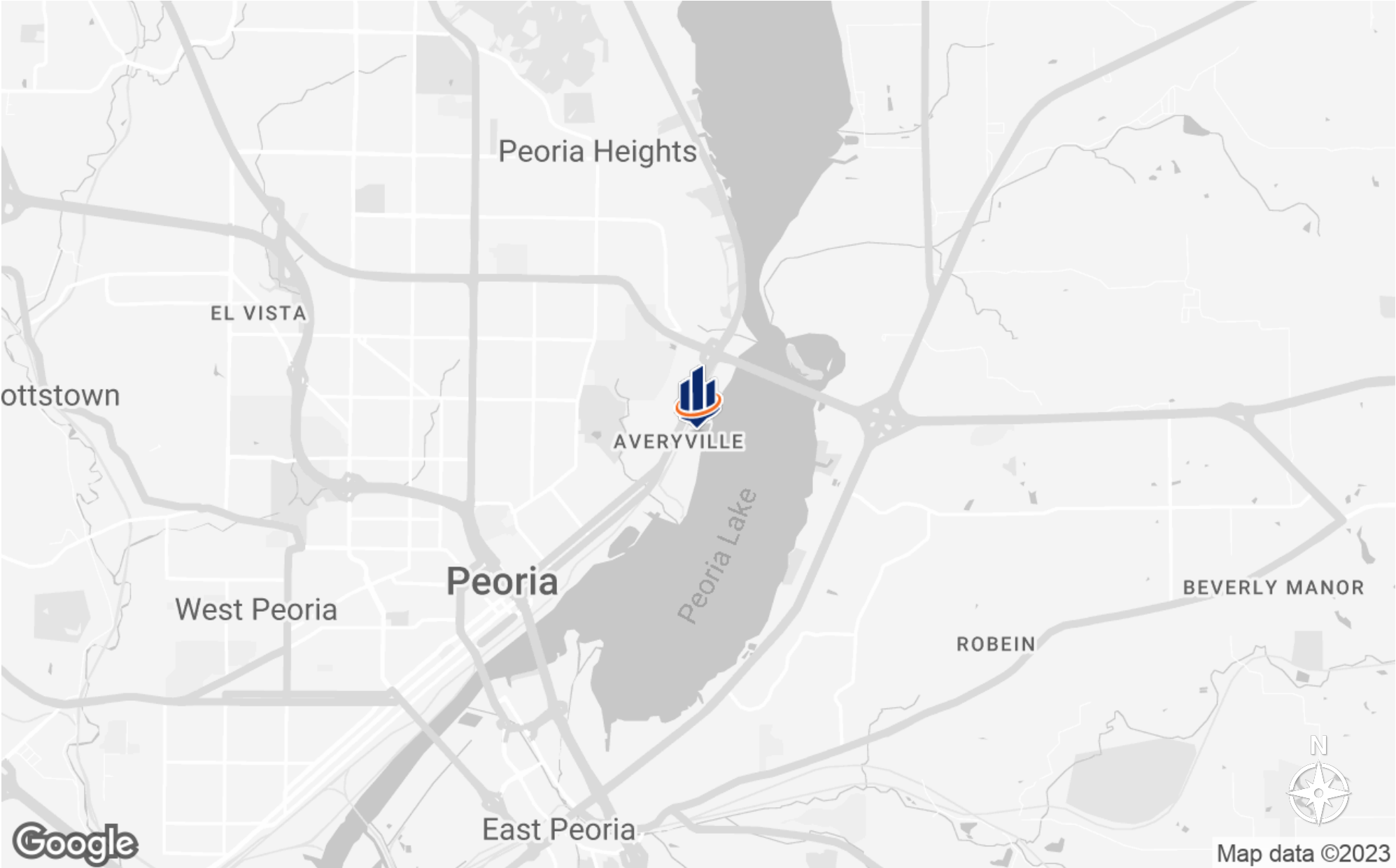


SECTION 2
Location
Information

REGIONAL MAP



LOCATION MAP



AERIAL MAP





SECTION 3

Pro Forma
Financial
Analysis

PRO FORMA FINANCIAL SUMMARY

INVESTMENT OVERVIEW

WHARF HARBOR MARINA

PRICE	\$999,999
PRICE PER SF	\$42.19
CAP RATE	14.6%
CASH-ON-CASH RETURN (YR 1)	65.83%
TOTAL RETURN (YR 1)	\$174,390
DEBT COVERAGE RATIO	3.37

OPERATING DATA

WHARF HARBOR MARINA

GROSS SCHEDULED INCOME	\$467,450
OTHER INCOME	\$4,700
TOTAL SCHEDULED INCOME	\$467,450
VACANCY COST	\$70,117
GROSS INCOME	\$397,332
OPERATING EXPENSES	\$163,297
NET OPERATING INCOME	\$234,035
PRE-TAX CASH FLOW	\$164,572

FINANCING DATA

WHARF HARBOR MARINA

DOWN PAYMENT	\$249,999
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PRO FORMA FINANCIAL SUMMARY

LOAN AMOUNT	\$750,000
DEBT SERVICE	\$69,463
DEBT SERVICE MONTHLY	\$5,788
PRINCIPAL REDUCTION (YR 1)	\$9,817

PRO FORMA INCOME & EXPENSES

INCOME SUMMARY

WHARF HARBOR MARINA

WET SLIP AND STORAGE REVENUE	\$241,050
SERVICE DEPARTMENT	\$175,000
PARTS	\$7,500
GASOLINE	\$16,251
SHIP STORE & CONVENIENCE	\$8,450
RV SITES	\$19,199
TOTAL INCOME	\$467,450

EXPENSE SUMMARY

WHARF HARBOR MARINA

WAGES AND SALARIES	\$104,000
PROPERTY TAXES	\$24,717
INSURANCE	\$6,500
ELECTRICITY	\$14,400
TELEPHONE/CABLE/INTERNET	\$5,040
WEB SITE/SEO	\$1,620
MARINA SOFTWARE	\$1,896
ACCOUNTING & PROFESSIONAL	\$3,300
TRASH	\$1,824

PRO FORMA INCOME & EXPENSES

GROSS EXPENSES	\$163,297
NET OPERATING INCOME	\$234,035

An aerial photograph of a suburban area. In the foreground, a large body of water (likely a lake or river) is visible, with a marina containing numerous boats and a large white-roofed structure. The middle ground shows a mix of residential houses and commercial buildings, including a large brick industrial-style building. The background is dominated by a dense forest of trees with some autumn foliage. A large white circular graphic is overlaid on the left side of the image, containing the section title.

SECTION 4
Demographics

DEMOGRAPHICS MAP & REPORT

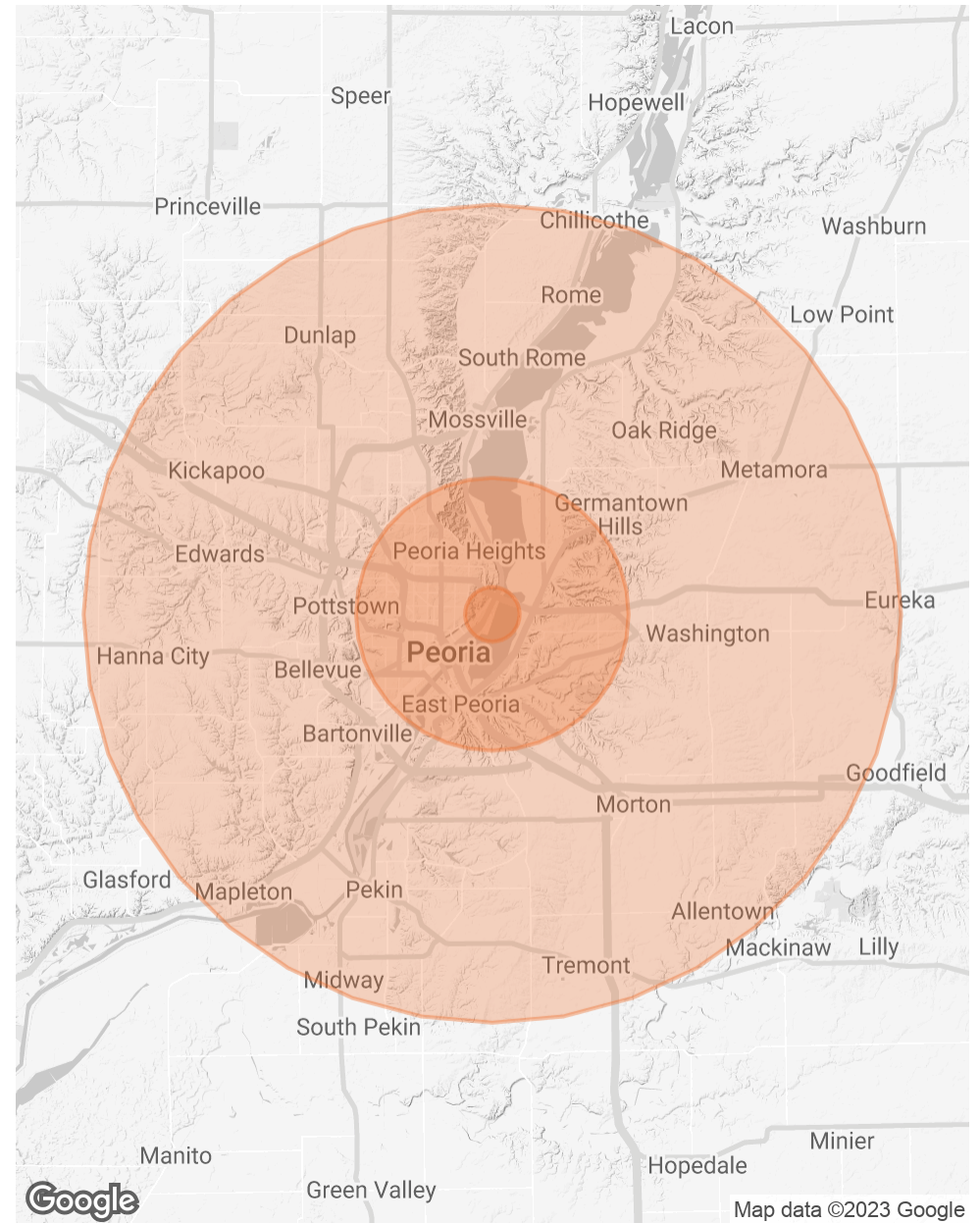
POPULATION

	1 MILE	5 MILES	15 MILES
TOTAL POPULATION	3,899	119,750	378,155
AVERAGE AGE	27.6	35.4	38.1
AVERAGE AGE (MALE)	26.0	33.8	36.4
AVERAGE AGE (FEMALE)	31.4	37.4	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
TOTAL HOUSEHOLDS	1,574	49,374	154,003
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$40,236	\$59,991	\$67,892
AVERAGE HOUSE VALUE	\$51,754	\$138,537	\$148,735

* Demographic data derived from 2020 ACS - US Census





SECTION 5

Advisor Bios



DAVID COUPE



DAVID COUPE

Senior Advisor

david.coupe@svn.com

Direct: 312.789.4866 | **Cell:** 847.812.8414

IL #471.016180 // WI #58487-90

PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds - Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

SVN | Chicago Commercial
10275 W. Higgins Road Suite 480
Rosemont, IL 60018
847.233.1178