

1.3 MILLION DOLLAR
PRICE REDUCTION!



FOR SALE

MONSOON LAGOON
THE WATERING HOLE
SAFARI & WATERPARK

1530 SOUTH DANBURY ROAD • PORT CLINTON, OH 43452

PROPERTY TOUR

WATERPARK VIDEO

ASSET OVERVIEW

UNIQUE INVESTMENT OPPORTUNITY

As exclusive agent for K & M Safari LLC, CBRE, Inc. is pleased to present to qualified investors the opportunity to acquire Monsoon Lagoon the Watering Hole Safari & Waterpark located at 1530 South Dunbury Road in Port Clinton, Ohio 43452. This outdoor waterpark, family entertainment center, and animal park has a Caribbean/Pirate theme.

- **Family Entertainment Center**

The Family Entertainment Center offers 18-hole miniature golf, 6 bumper boats, 21 grand prix go-karts, 15 arcade games, snack bar, mining sleuth, gift shop (4,400 SF), 4 cabanas (rental fee), concert stage, group picnic areas, which was constructed in 2017.

- **Waterpark Facility**

The waterpark Facility consists of a lazy river, two body flume slides (one open and open enclosed), a zero depth children's activity area improved with a large Aqua Play Center structure, an adult pool with a lounge area and a children's wading pool constructed in 2003.

- **Watering Hole Safari**

The Watering Hole Safari represents a guided safari tour that uses tractor and passenger wagon as well a self-paced walking attraction that allows feeding of various animals, which was added in 2017.

SALE PRICE - \$3,695,000

SHORES & ISLANDS OHIO
VACATIONS & GETAWAYS VIDEO



ASSET OVERVIEW

UNIQUE INVESTMENT OPPORTUNITY

• OPEN SEASON

The Monsoon Lagoon the Watering Hole Safari & Waterpark is open from March through October for visitors to enjoy.

• JR. ZOOKEEPER PROGRAM

Children can follow one of our Zookeeper's morning routine (8:30-10:30AM) and learn how to care for, feed and get our safari zoo ready to open.

• GEM MINING

Dig for buried treasure in the largest gem mining sluice, choose from fossils, natural gemstones, polished gemstones, arrowheads, seashells and more.

• RIDE THRU SAFARI AND WALK THRU ZOO

Ride Thru Safari and Walk thru Zoo featuring animals from around the world Giraffe, Zebras, Goats, Alpacas, Kangaroos, Ostrich and more. Animal feed buckets are available for purchase for the chance to get up close and personal with the animals.

• WATERPARK

The Waterpark consists of a Kid's Tree House with 4 slides, the 3 story Slide Towers, Lazy River, Coral Reef River Ride, Typhoon Rush Slide Tower and heated pools.

• MONTEGO BAY RACEWAY

Go-kart drivers will experience a bi-level track features straight-aways and a bridge.

• EXCELLENT LOCATION

The Watering Hole is the only water park located in Port Clinton. The property is approximately 15 minutes from Sandusky; 45 minutes from the Toledo Airport; 50 minutes to Cleveland Hopkins Airport; 60 minutes to Cleveland; 2 hours from Columbus, OH and Detroit, MI; and just minutes from Cedar Point.



ASSET OVERVIEW

UNIQUE INVESTMENT OPPORTUNITY

- Located in Vacation land (Sandusky, Port Clinton, Catawba Island, Marblehead & Lake Erie Islands):
 - Including World Famous Cedar Point with 3.6 million visitors per year
 - Put-in Bay, Kellys Island, Middle Bass Island and Pelee Island
- Erie and Ottawa Counties are the most visited tourist destinations with over 11 million visitors per year producing \$2.2 billion a year in revenue.
- There are 13,721 tourist jobs in the county
- Area offers over 8,000 hotel rooms, 250 B & B's, 2000 vacation rentals and 3,000 camp sites
- Known as Walleye Capital of The World, this area is known as the most productive fresh water fishing in all the Great Lakes. Annual charter revenue tops \$10 million a year.
- This site offers excellent opportunities for an RV park, camp sites, hotel and conference center with 34 acres of vacant land with traffic count of 19,224 VPD at the Route 2 & Route 269 exit.
- Excellent income with room for expansion and other potential revenue streams
- Excellent employment history
- Steady revenue increase growth year-to-year
- Gross Income - \$1,448,976 (4-year average - 2019 to 2022)



PROPERTY AERIAL OVERVIEW



[PROPERTY VIDEO TOUR](#)

[WATERPARK VIDEO](#)

SITE OVERVIEW

FEATURE	SIZE
INDOOR ANIMAL AREA	12,800 SF
OUTDOOR WATERPARK AND FAMILY ENTERTAINMENT CENTER AREA	9.58 Acres
TOTAL PROPERTY SITE	32.85 Acres
TOTAL BUILDINGS SIZE	20,951 SF

OUTDOOR AREA	DETAILS	FEATURES	YEAR INSTALLED
PICNIC PAVILION	32' x 60'	New roof and concrete 2017/2020	2005
ZOO WING BUILDINGS	Two 40' x 60' Pavilions	Fencing and pen enclosures	2015
WATERPARK AREA	N/A	78 Tables and 531 chairs 9 various styles	2018-2019
CABANAS/STAGE	12' x 16' Stage with roof	3 Small and 1 large cabana	2016-2020



PARCEL OVERVIEW OTTAWA COUNTY

MAP #	PARCEL NUMBER	ACRES	ZONING	REAL ESTATE TAXES (YEARLY)
1	0140468106702001	23.268	Agricultural	\$298.12
2	0141136515475000	9.587	R-C, Recreational Commercial District	\$18,306.26
TOTAL		32.85		\$18,604.38



BUILDING OVERVIEW

BUILDING NAME	SIZE	STRUCTURE/EXTERIOR MATERIAL	HVAC
OFFICE AREA	1,405 SF	Frame/Stucco	Yes
ARCADE	5,600 SF	Frame/Steel	Two 5-ton, 3-phase electric A/C units
KITCHEN	1,180 SF	Frame/Fire-resistant cement clapboard	One 5-ton, 3-phase electric A/C unit
BATH HOUSE/MECHANICAL ROOM	2,064 SF	Concrete block/Concrete	No
OUTSIDE WET/DRY TIKI BAR	512 SF	Frame/Concrete	No
ZOO MAIN BUILDING	6,400 SF	Frame/Steel	No
GIRAFFE FACILITY	1,600 SF	Frame/Steel	No
MAINTENANCE/STORAGE BUILDING	2,000 SF	Frame/Steel	No
TICKET BOOTH/STORAGE AREA	190 SF	Frame/Concrete	No
TOTAL	20,951 SF		



POOLS & WATER FEATURES OVERVIEW

POOLS	DETAILS	ADDITIONAL FEATURES	SIZE	DEPTH
ACTIVITY POOL WITH AQUA PLAY CENTER	Stainless steel walls and gutters	New heaters and UV in 2021	6,860 SF	11" Deep
LAZY RIVER WITH RAINDROP TOY FEATURE	Stainless steel walls and gutters	450' long, new heaters and UV in 2021	5,000 SF	32" Deep
ADULT POOL WITH SWIM-UP BAR	Stainless steel walls with skimmers	N/A	1,732 SF	42" Deep
TODDLER POOL	Stainless steel walls with skimmers	N/A	450 SF	12" Deep
LANDING POOL FOR WATER SLIDES	Stainless steel walls with gutters	N/A	2,563 SF	42" Deep
CHILDREN'S ACTIVITY POOL AQUA PLAY CENTER	Model AP1050	Caribbean themed with tipping bucket; 105 water play stations; water slides	N/A	N/A
BODY FLUME 35' HIGH	N/A	212' open flume	N/A	N/A
BODY FLUME 35' HIGH	N/A	207' enclosed flume	N/A	N/A
TOTAL			16,605 SF	AVG. 27.8"

OTHER ATTRACTIONS OVERVIEW

ATTRACTION	DETAILS	SIZE	AGE
GO KART TRACK	Elevated, lighted, 21 go-karts with auto shutoff; Containment rails are 5/8" thick by 8" wide steel	1,500 linear feet x 25 feet	2004
BUMPER BOATS	6 new electric boats in 2016	N/A	1989
18-HOLE MINI GOLF	Completely reconditioned in 2016	N/A	1989
WAGON SAFARI TOUR	Tractor and wagon take passengers through Safari	N/A	2017
PETTING/FEEDING ZOO	Over 100 animals combined, all can be fed by guests	N/A	2017
ARCADE & MINING	15 arcade machines and 35' mining sluice	N/A	2017

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION & AREA OVERVIEW

PROPERTY ACCESS & EXPOSURE

The property has one access point from State Route 269, with significant frontage of about 915' along State Route 269 as well as the connector road and excellent visibility. There is limited visibility from State Route 2.

PORT CLINTON, OHIO AREA

Port Clinton is a city in and the county seat of Ottawa County, located at the mouth of the Portage River on Lake Erie, about 44 miles east of Toledo.

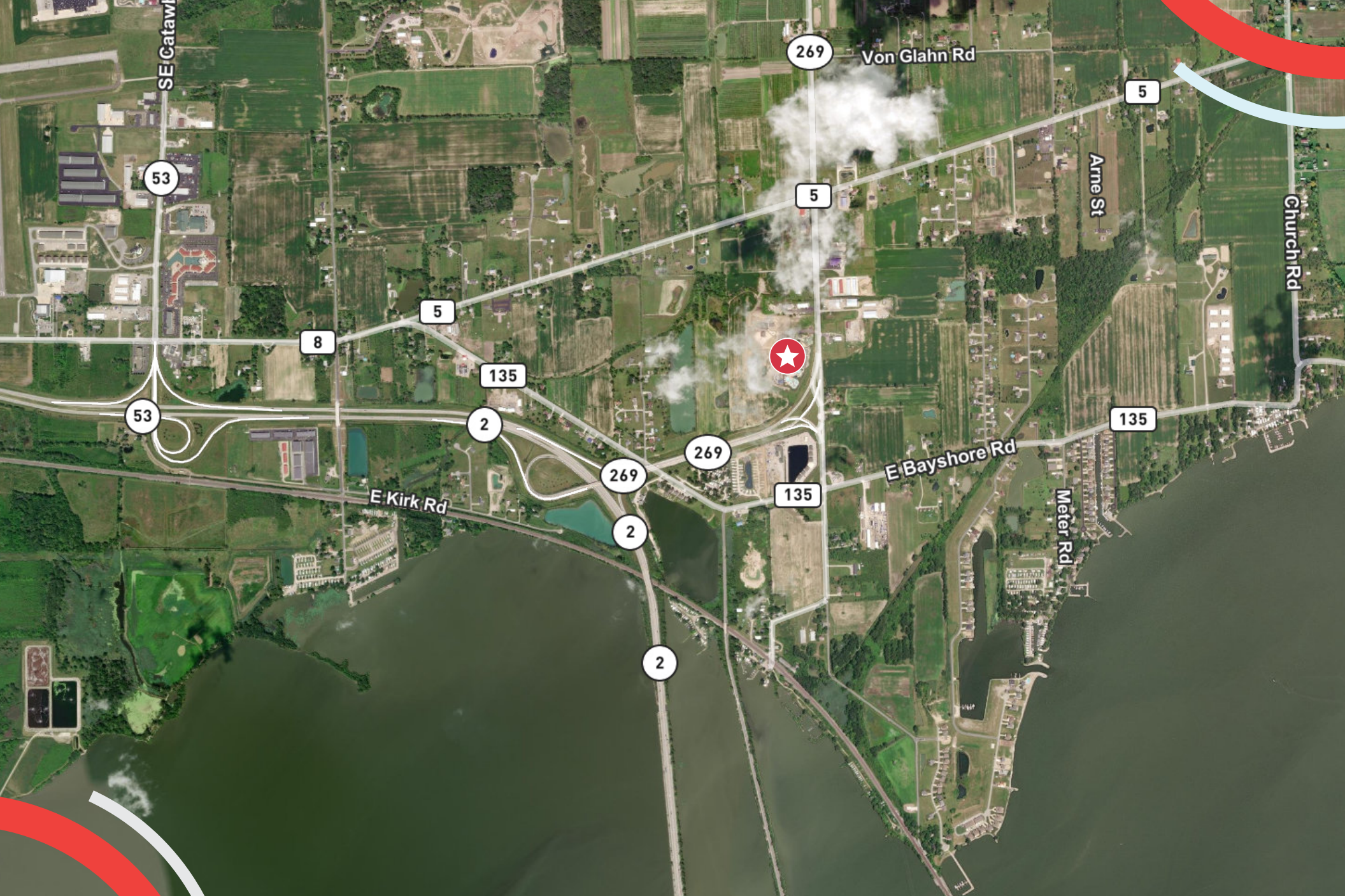
Port Clinton's economy benefits from its lakefront situation, with its fishing, boating, and recreational tourism industries providing employment opportunities to many locals. Port Clinton and surrounding attractions in Ottawa and Erie County are collectively known to visitors as Lake Erie's "Shores and Islands". The regional area tourist

economy is anchored by attractions like Cedar Point, Put-in-Bay, and Kelleys Island. Several hotels are located within the city, which provide lodging for visitors to these and other attractions. Port Clinton is the primary mainland port of the Jet Express, a passenger ferry service to Put-in-Bay. The National Rifle Matches, held at nearby Camp Perry, and the springtime bird migration at Ottawa National Wildlife Refuge, are two prominent events held annually that contribute to Port Clinton's tourist economy.

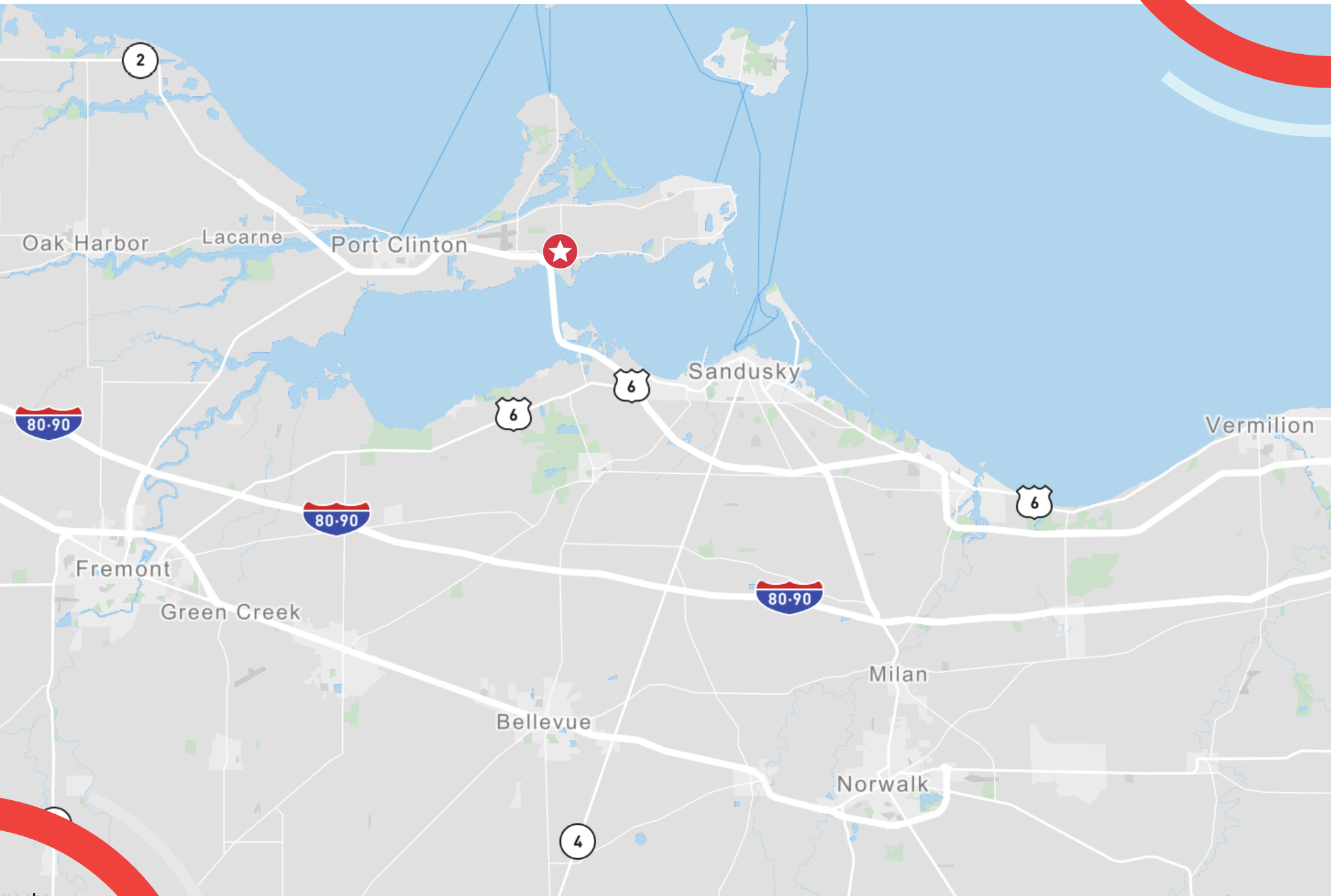
SHORES & ISLANDS OHIO
VACATIONS & GETAWAYS VIDEO



AERIAL OVERVIEW MAP



LOCATION OVERVIEW MAP





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